

Watts & Morgan

TO LET



£18,000 Per Annum

Left Hand Side, Workshop/Industrial Unit, Waterton Lane, Bridgend, CF31 3YY

- Immediately available To Let a semi detached Industrial/Workshop unit located within the Wick Van Hire Centre which occupies a highly prominent location fronting the A473 Dual Carriageway on the outskirts of Bridgend.
- Suitable for a variety of industrial, workshop, storage and business uses.
- Immediately available To Let under terms of a new lease on Full Repairing and Insuring terms at a rental of £18,000 per annum.

Location

The property is situated in a convenient location just off Waterton Lane and fronting the A473 dual carriageway opposite the Bridgend Industrial Estate. The property is conveniently located lying just 2 miles or so east of Bridgend Town Centre and 2 miles or so west of Junction 35 (Pencoed Interchange) of the M4 Motorway.

Cardiff lies approximately 20 miles to the east and Swansea 20 miles to the west.

Description

The property is located on a privately owned Trade Park anchored by Wick Van Hire and Sales a long established motor vehicle business.

The property briefly comprises a semi-detached industrial/workshop unit constructed around a steel portal frame with single sheet cladding to roof and elevations. The property features a roller shutter door to the front elevation opening out onto a tarmac surfaced forecourt and car parking area.

The semi-detached unit provides approximately 155 sq.m (1668 sq.ft) Gross Internal Area of Accommodation.

NB

Adjacent to the unit is an additional semi-detached industrial/workshop unit which could potentially be made available and provides a further 180 sq.m (1940 sq.ft) Gross Internal Area of accommodation.

Tenure

The property is immediately available To Let under terms of a new FRI lease for a term of years to be agreed at an asking rental of £18,000 per annum exclusive.

Business Rates

The Valuation Office website advises a rateable value of £11,250 so rates payable for 2026/27 are £4,940.94

EPC

Pending

VAT

No VAT payable on rent.

Anti Money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Viewing

Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

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Please ask for

Dyfed Miles or Matthew Ashman



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