



£17,500 Per Annum

Modern Industrial/Warehouse Unit, Unit D Ogmor Court,
Abergarw Trading Estate, Brynmenyn, Bridgend, CF32 9LW

- Immediately available To Let/May Sell a modern semi-detached industrial/warehouse/business unit providing in total approximately 266 sq.m (2,860 sq.ft) Gross Internal Area of Accommodation.
- Located at Ogmor Court a privately owned development located on the Abergarw Trading Estate at Brynmenyn, near Bridgend.
- Immediately available To Let under terms of a new FRI Lease for a term of years to be agreed at an asking rental of £17,500 per annum exclusive also marketed on a "May Sell" basis virtual Freehold at a price of £265,000.

Location

The property is located on Ogmor Court, a privately owned development of 5 modern industrial/workshop/business units located on the Abergarw Trading Estate at Brynmenyn, near Bridgend. The estate is conveniently located lying just 1½ miles or so north of Junction 36 (Sarn Park Interchange) of the M4 Motorway. Cardiff lies approximately 23 miles to the east and Swansea 18 miles to the west.

Description

The property briefly comprises a modern semi-detached industrial/warehouse/business unit providing in total approximately 266sq.m (2,860sq.ft) Gross Internal Area of Accommodation.

The property is constructed to a modern design and specification around a steel portal frame providing clear span with 5.7m to eaves.

The property is constructed with brick and block work to lower elevations and double insulated steel colour coated cladding to roof and upper elevations with the roof incorporating translucent light panels. The property has the benefit of powder coated aluminium double-glazed windows and 2 pedestrian entrance doors.

A roller shutter door to the front elevation opens out on to a concrete service yard providing for adequate parking and loading/unloading

Tenure

The property is immediately available To Let under terms of new Full Repairing and Insuring Lease for a term of years to be agreed at a rental of £17,500 per annum exclusive.

A virtual freehold sale of the property at a sale price of £265k would be considered (Property is held under terms of a 999 year lease from 2008 at a peppercorn rental.)

Business Rates

The Valuation Office Agency website advises a rateable value of £12,000 so rates payable 2024/25 of £6,420 per annum.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

EPC

Pending

VAT

All figures quoted are exclusive of VAT if applicable.

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/selling agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

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Please ask for
Dyfed Miles or Matthew Ashman



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