

Watts & Morgan

TO LET



£23,500 Per Annum

To Let Due to Relocation

Units 1A & 1B Penybont Industrial Estate, Coity Road,
Bridgend, CF31 1NW

- Immediately available To Let a pair of semi-detached industrial/ warehouse units made available either individually or as a whole and providing accommodation from 452sq.m (4872sq.ft) to 904sq.m (9744sq.ft) Gross Internal Area of accommodation
- Situated in a convenient edge of town location just off Coity Road just ½ mile or so north of Bridgend Town Centre and 1 mile south of Junction 36 (Sarn Park Interchange) of the M4 Motorway.
- Each unit is offered up To Let under terms of a new lease on normal Full Repairing and Insuring Terms at a rental of £23,500 per annum exclusive per unit.

Location

The units are situated in a convenient location just off Coity Road ½ mile or so north of Bridgend Town Centre and 1 mile south of Junction 36 (Sarn Park Interchange) of the M4 Motorway. Cardiff lies approximately 22 miles to the east and Swansea 17 miles to the west.

Description

The property briefly comprises a pair of semi-detached industrial/warehouse units that are made available either individually or as a whole.

The units are constructed with masonry and brickwork elevations under an asbestos clad pitched roof providing for clear span with 5.05m to eaves and 6.45m to apex.

The units have the benefit of at least 1 no. roller shutter door to the front elevation opening out onto a shared tarmac surfaced car park and loading/unloading forecourt.

The individual units provide for the following accommodation:-

Unit 1A:-

Provides approximately 450sq.m (4850sq.ft) Gross Internal Area of accommodation.

The property has the benefit of a roller shutter door to the side elevation opening out onto a secure yard/compound area.

Unit 1B:-

Provides approximately 451sq.m (4872sq.ft) Gross Internal Area of accommodation.

The property has the benefit of an internally constructed office/ancillary wing providing for general admin office, separate male and female wc's and kitchen area.

Both units have the benefit of 3-phase electricity.

Tenure

The units are immediately available "To Let" under terms of a new FRI Lease either as a whole or individually.

Rental

£23,500 per annum exclusive per unit.

Rateable Value

There is currently assessed for business rates as a whole with a Rateable Value of £35,000. In the event that the properties are to be let separately then individual rating assessments will be made.

Legal Costs

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

VAT

All figures quoted are exclusive of VAT if applicable.

Availability

Autumn 2025.

EPC

Pending

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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