

## TO LET (May Sell)

### UNIT 2 MAIN AVENUE, BRACKLA INDUSTRIAL ESTATE, BRIDGEND, CF31 2AG

Prominently Located Workshop/Storage Unit Plus Forecourt



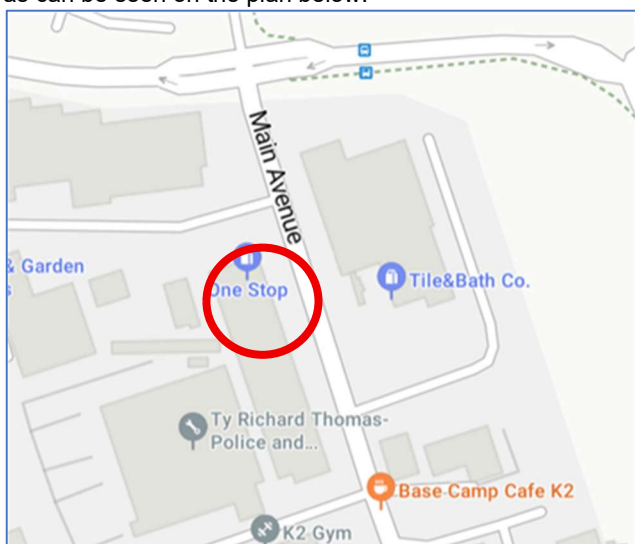
- **Mid-terrace Workshop/Storage Unit Of 7,724 sq.ft. (717 sq.m.)**
  - **Prominent Frontage Onto Main Estate Road**
- **Opposite 'Tile & Bath' & Close To 'One Stop' Convenience Store**
  - **Established Trading Location Close To J.36 M4**

## Location (CF31 2AG)

The unit is prominently situated towards the northern edge of the Brackla Industrial Estate, Brackla, which lies within 2 miles of Junction 36 of the M4 motorway at Sarn Park and 4 miles from Junction 35 of the M4 motorway at Pencoed.



The Brackla Industrial Estate is a popular trading location and includes a variety of occupiers including 'One Stop' convenience store, 'Tile and Bath Co.' showroom, and automated car wash. The property fronts onto Main Avenue as can be seen on the plan below.



## Description

The property comprises a mid-terraced workshop/storage unit which benefits from the following:

- Concrete lattice construction;
- Electric access door of 2.83m. x 3.35m;
- Min. eaves ht. 3.90m.
- Internal ramp to workshop;
- Solid concrete floor;
- Rear ancillary accommodation;
- large front loading forecourt/car park;

## Mains Services

The property benefits from the provision of mains services including 3x phase electricity water and drainage.

## User

We have been advised that the estate has an overall consent for Use Classes B1, B2, B8 as defined by the Town & Country (Use Classes Order 1987).

## Energy Performance Certificate (EPC)

The property has been assessed at 101 within Band E.

## Accommodation (Gross Internal Area)

**TOTAL GIA** 7,724 Sq.Ft. 717 Sq.M.  
Inc. office/wc

## Terms

The property is available on a new full repairing and insuring lease for minimum terms of 3 years.

Alternatively our clients may consider selling their freehold interest.

## Quoting Rent/Price

We are currently quoting a rent of **£38,995 pa.**

Offers are invited for the freehold.

## Additional Accommodation

Additional storage/workshop space of 6,405 sq.ft. is also immediately available in an adjoining unit, thereby potentially offering up to 14,129 sq.ft.

## Business Rates (2026)

Rateable Value - £31,000  
Business Rates Payable 2026/2027 - c.£15,562 pa.

## Further Information For Business

For further information please contact:  
**Welsh Assembly Government (Business Wales)** on  
03000 60 3000 [www.businesswales.gov.wales](http://www.businesswales.gov.wales) or

**Bridgend County Borough Council** on  
01656 815 315 or [business@bridgend.gov.uk](mailto:business@bridgend.gov.uk).

## VAT

All figures quoted are exclusive of VAT.

## Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

## Viewing

For further information or to arrange an inspection please contact the sole agents:



**Michael Bruce MRICS:**  
Mobile: 07920 144 603  
[michael@dlpsurveyors.co.uk](mailto:michael@dlpsurveyors.co.uk)

**SUBJECT TO CONTRACT**

**APRIL 2026**

### IMPORTANT MESSAGE

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