

TO LET.

Parc Stormy – Energy Hub

Stormy Down, Junction 37 Bridgend, CF33 4RS.

The Unique Queens award winning Energy Hub has space available for large energy users

The site offers –

- Up to 5Mw/h of operational electrical power supply
- Private wire supplies on site from the onsite generation
- Significant source of sustainable heating generated on site
- This location offers the Tennant the opportunity to both save money and hedge their energy costs using 100% Renewable Energy
- Units available from 12,000 sq ft to 20,000 sq ft
- Up to 4 acres of additional yard / storage area also available
- Set in a rural location, the site boasts spectacular views over the Bristol Channel.
- 25 minutes from Cardiff Airport
- A skilled Local workforce
- Excellent Connectivity to the M4



Parc Stormy - Benefits

Parc Stormy is owned and managed by Cenin Group and offers the following benefits to occupiers:

- Significant Power supply available from on site generation
- Robust dual grid supply
- Opportunity to decarbonise the heat and power use of your business
- Significant savings on electric and heat possible – further details on request





Unit 2

Location.

The property is located near Stormy Down, in Bridgend County Borough, approximately five miles west of Bridgend and 27 miles west of Cardiff.

The site has good access to the M4 with Junction 37 being circa two miles to the north west via the A48.

Accommodation.

Units available from 12,000 sq ft to 20,000 sq ft

Up to 4 acres of additional yard / storage area also available

Description.

A detached industrial / warehouse unit that is currently under going substantial refurbishment and will benefit from:

- Minimum eaves height of 5.6m rising to 12m at apex
- LED Warehouse lighting
- Level access roller shutter doors to the front and side elevation
- Solar panels on the new insulated roof
- Yard to the front with potential to create more open space





Unit 2

Services.

The property benefits from all main services including 3 phase electricity.

Rental Terms.

The property is available on a new lease for a minimum of 5 years

Quoting Rental.

On application.

VAT will be applicable on the rent.

EPC.

Energy Performance Certificate Rating is to be confirmed once the refurbishment is completed.

Rateable Value.

The property is to be assessed once the refurbishment is completed.

Service Charge.

The ingoing occupier will be responsible for a proportion of the service charge cost in maintaining the common parts of the estate.

AML.

A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.



Contact.

For further information, or to arrange a viewing, please contact the sole agents.



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June 2023 - SUBJECT TO CONTRACT

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Photographs dated June 2023

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