

# UNIT B16

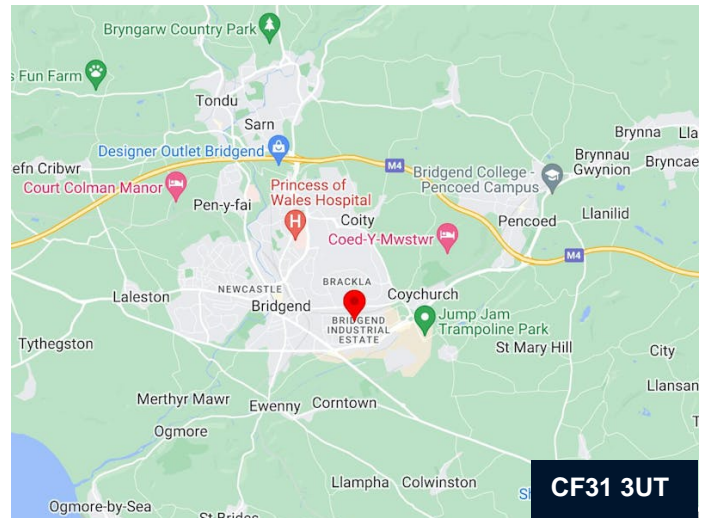
Queens Road, Bridgend Industrial Estate, Bridgend, CF31 3UT



## Key Highlights

- 22,700 sq ft (2,109 sq m)
- Cafe
- Roller Shutter Door
- 52 Parking Spaces
- Currently used for Education but could suit other uses including office use
- Male & Female WC's
- Passenger Lift

2 Kingsway  
Wales CF10 3FD



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	15,328	1,424.02	Available
1st	7,372	684.88	Available
<b>Total</b>	<b>22,700</b>	<b>2,108.90</b>	

## Description

The property comprises a detached, 2 storey building currently used as administrative offices and teaching space. It provides a mix of offices and classrooms fitted out to a good specification including LED lighting, a mix of gas central heating and heating/cooling units and passenger lift. The rear section of the ground floor of the property is utilised as a canteen and offices but was previously used as a storage/warehouse area which benefits from a roller shutter door. This area could be converted back to its former use if required.

## Location

The property is located on Queens Road which links Kingsway and South Road, two of the main arterial routes within Bridgend Industrial Estate.

Bridgend Industrial Estate and the immediate surrounding area accommodates a range of companies and uses including industrial, office, trade counter and motor traders.

Bridgend town centre is approximately 1.6 miles from the property and the M4, at J35, approximately 4.3 miles away, via the A473.

## Parking

There are 52 car parking spaces provided with the property,

## Terms

The property is available to let or for sale (long leasehold). Further details on request.

## Business Rates

Rateable Value: £141,000

Rates Payable (24/25) : £79,242

## EPC

B rating

## Viewing

Strictly by appointment via Savills.

## Contact

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