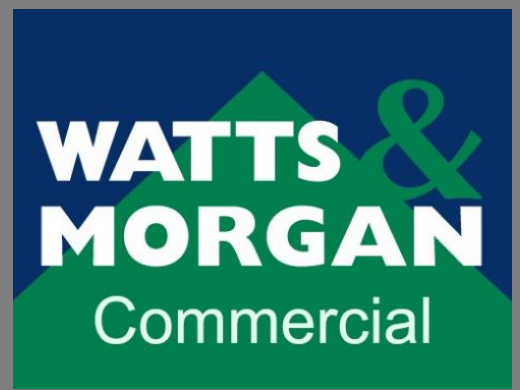


FOR SALE
(Due to relocation)
Land and Buildings
South Road
Bridgend Industrial Estate
Bridgend
CF31 3EB



- Immediately available “For Sale” freehold tenure and with full vacant possession a range of industrial/workshop buildings and three storey office/business unit set within a self-contained site on the Bridgend Industrial Estate.
- Accommodation briefly comprises a modern detached industrial/warehouse unit with office wing providing approximately 565 sq m (6,082 sq ft) GIA, 2 no. ancillary brick built workshops and a detached stores providing in total approximately 400 sq m (4,302 sq ft) GIA and a detached two storey office building providing a further 386 sq m (4,156 sq ft) GIA.
- Conveniently located just off South Road on the Bridgend Industrial Estate, Bridgend’s premier business park strategically located just two miles or so from Junction 35 (Pencoed Interchange) of the M4 Motorway.

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LOCATION

The property is located just off South Road on the Bridgend industrial Estate, Bridgend.

The Bridgend Industrial Estate is the premier estate within Bridgend County Borough and home to both multi nationals and to local and regional businesses. The estate is conveniently located lying just one mile or so east of Bridgend Town Centre and two miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway. Cardiff lies approximately 22 miles to the east and Swansea 20 miles to the west.

DESCRIPTION

The property briefly comprises a range of industrial/commercial buildings built to varying standards of construction and specification having the benefit of being set within a secure yard that provides for good loading/unloading and ample car parking.

The site has the benefit of an unfettered right of way over a shared private drive which allows for 24/7 access.

The property briefly provides the following accommodation:-

MODERN INDUSTRIAL/ WAREHOUSE UNIT

Built to a modern design and specification with steel portal frame and double steel cladding to roof and upper elevations and providing approximately 482 sqm (5,189 sq ft) GIA.

A purpose Built Office/Ancillary Wing to front elevation provides a further 83 sq m (893 sq ft) GIA

BRICK BUILT WORKSHOP/STORES

113 sq m (1,218 sq ft) GIA

BRICK BUILT WORKSHOP/STORES 2

217 sq m (2,335 sq ft) GIA

DETACHED GARAGE/STORES

70 sq m (750 sq ft) GIA

DETACHED OFFICE BUILDING

In need of some refurbishment but suitable for a variety

of office/storage/small workshop uses, a detached three storey building built to a traditional brick built standard of construction under a flat roof and briefly comprising of ground and first floor offices providing in total approximately 386sq m (4,164 sq ft) GIA together with below ground plant room/ancillary space.

The buildings are set within a secure yard laid largely to tarmacadam.

The property has the benefit of mains water, drainage and gas connected and the seller will be connecting a new 69 KVA mains electricity supply.

TENURE

The property is to be sold freehold tenure and with full vacant possession.

SALE PRICE

£475,000

EPC

Pending

VAT

No VAT on sale price.

LEGAL COSTS

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

VIEWING

Strictly by appointment only through sole selling agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

Please ask for Dyfed Miles or Sara Magness

www.wattsandmorgan.wales

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