

Commercial



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For Rent

Units at Wyndham
Crescent

Brackla Industrial Estate

Bridgend

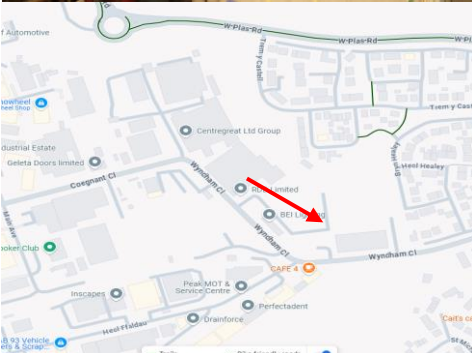
CF31 2AN

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For Rent Wyndham Crescent, Brackla Industrial Estate, CF31 2AN

Annual Rental of **£93,475**



Location

For Sat Nav users: Postcode CF31 2AN

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' shop, 'Tile and Bath Co.' and BEI Lighting. The property fronts onto Wyndham Close as can be seen on the plan below.

Description

The property comprises a detached workshop which has been subdivided to create a series of 4 units. The property benefits from the following:

- steel portal framed construction;
- insulated walls/roof inc. translucent panels;
- minimum eaves height of 4.15m. rising to 8.00m;
- solid concrete floors;
- up to 5x. vehicular access roller shutter doors;
- large front loading forecourt;
- separate dedicated access off Wyndham Crescent within a secure fenced site.

There is also the potential to lease an additional area of surface external yard/compound - further details are available on request.

We have been advised that the estate has an overall consent for Use Classes B1, B2, B8 (Use Classes Order 1987).

Accommodation

Wyndham Crescent, Brackla

| | sq.m | sq.ft |
|------------------|--------------|---------------|
| Unit 1 | 303 | 3,263 |
| Unit 2 | 296 | 3,195 |
| Unit 3 | 298 | 3,215 |
| Unit 4 | 601 | 6,476 |
| Total GIA | 1,498 | 16,257 |

Please note all measurements are undertaken on a GIA basis.

Rent

£93,475 per annum.

Terms

A new full repairing and insuring lease for a term of years to be agreed.

The units are available either individually or collectively on new full repairing and Insuring leases for a minimum terms of 3 years.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

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

Rateable Value

To be re-assessed.

EPC

The property has the following current EPC assessments:

- Paint Shop - B (49)
- Warehouse - B (49)
- Works B (48)

Viewing Arrangements

Strictly by appointment only through the joint letting agents.

Contact: Will Gamlin
Tel: 07354 903539
Email: williamgamlin@hrt.uk.com

Contact: Michael Bruce
Tel: 07920 144603
Email: michael@dlpsurveyors.co.uk

Viewing strictly by appointment through Herbert R Thomas or DLP

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.