

Queens Court Bridgend

Available to Let
Warehouse
1,568 sq ft (146 sq m)



LED lighting



Roller shutter doors



Three-phase power



Car parking



24 hour access



3 miles to Junction 34 of M4



Queens Court

Queens Road Bridgend CF31 3UT



Description

Queens Court consists of a modern estate of 2 opposing terraces of units with forecourt communal car parking. The units are of steel portal frame construction with concrete flooring, with each unit typically benefiting from LED lighting, an open plan production / warehouse area with a vehicular access door and WC facilities.

Location

Bridgend Industrial Estate comprises a large mixed use development comprising a number of large stand-alone industrial facilities, smaller estates, offices, development plots and a small 'retail quarter'. In total the estate extends to an estimated 3 million sq ft of commercial space on approximately 300 acres.

Queens Road is centrally positioned on the estate and is accessed directly off Western Avenue, one of the main arterial routes on the Estate or North Road. Neighbouring occupiers include Spectrum Technologies, and South Wales Police.

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

Viewing / Further Information

Please contact:

Mileway
Scott Jones
 walesandsouthwest@mileway.com
 0292 168 0815

Jenkins Best
Henry Best
 henry@jenkinsbest.com
 07738 960 012

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Jenkins Best
Anthony Jenkins
 anthony@jenkinsbest.com
 07768 233 919

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Sat Nav: CF31 3TQ



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 12	Warehouse	1,568	146	Immediately	£915 PCM
Total		1,568	146		

Mileway