

**Mileway**

# Unit 6 Parc-Y-Bont Industrial Estate Bridgend

Available to Let  
Warehouse  
3,337 sq ft ( 310 sq m )



Established industrial estate



Close proximity to Jct 36 of M4



Office accommodation



Roller shutter



# Unit 6 Parc-Y-Bont Industrial Estate

Parc Y Bont Industrial Estate, Bridgend CF32 9SZ



## Description

The unit is of steel frame construction with brick/block elevations over clad with profiled steel sheet, incorporating double glazed aluminium framed window units and steel roller shutter door. Pitched roof surfaced with profiled sheet steel. Externally there is a concrete surfaced loading areas/aprons and tarmacadam surfaced car parking area.

## Location

Parc-Y-Bont forms part of the well-established Brynmenyn Industrial Estate. The estate is strategically located 2 miles north of J36 of the M4 motorway (Sarn Park) and 4 miles north of Bridgend town centre. The estate is situated midway between Cardiff 26 miles east and Swansea 21 miles west. Occupiers on the estate includes, Howdens, Robert Price, Rinus Roofing and Sunbelt Rentals.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

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

## Viewing / Further Information

Please contact:

**Mileway**

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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 6	Warehouse	3,337	310	Immediately
Total		3,337	310	

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