

Commercial

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herbert r thomas

Unit 2D

Attlee Street

Brynmenyn Industrial Estate

Bridgend

CF32 9TQ

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SELF CONTAINED WAREHOUSE / STORAGE UNIT ADJACENT TO SCREWFIX

Unit 2D, Attlee Street Brynmenyn Industrial Estate Bridgend, CF32 9TQ

Annual Rental of **£12,000**



Location

For Sat Nav users: Postcode CF32 9TQ

The property is located on the established Brynmenyn Industrial Estate, near Bridgend. The estate is accessed off the A4065 which allows for ease of access to the M4 corridor. Brynmenyn Industrial Estate include occupiers such as builders merchants, car repair shops, gyms and cafés.

Brynmenyn is within the Bridgend County Council local authority area, north of the M4 motorway and to the north of Bridgend town centre and situated at the confluence of the River Garw and River Ogwr in South Wales. Brynmenyn is approximately 22 miles north west of Cardiff.

Description

The Property adjoins the new 'SCREWFIX' Unit and benefits from an enclosed shared service yard with parking at the southern end of Attlee Street.

Internally, the unit comprises a workshop/storage unit with roller shutter door to the front and personnel door to the side.

Accommodation

Unit 2D Attlee Street

	sq.m	sq.ft
Unit 2D	89	950
Please note all measurements are approximate and have been undertaken on a Gross Internal Area (GIA) basis.		

Rent

£12,000 per annum.

Terms

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

A Service Charge will be payable, details on request.

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/Council Tax

Interested parties are advised to make their own enquiries with the Bridgend County Borough Council in order to verify.

EPC

EPC Rating - D80.

The Energy Performance Certificate is available on request.

Viewing Arrangements

Strictly by appointment only through the sole letting agents.

Contact: James Mordecai

Tel: 02922 671555/07912 481408

Email: jamesmordecai@hrt.uk.com

NB: In accordance with the Estate Agents Act 1979, please note a Director of H R Thomas Limited is a connected party with a beneficial interest in this property.

Viewing strictly by appointment through
Herbert R Thomas

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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.