

Commercial

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Gateway Industrial Park,
Waterton Rd, Bridgend CF31
2YR

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**Gateway Industrial Park, Waterton Rd,
Bridgend CF31 2YR**

Annual Rental of **£36,200**



Location
For Sat Nav users: Postcode CF31 2YR

The site is conveniently located to the East of Bridgend, with access directly from the A473, located adjacent to Blue Self Storage, on Gateway Industrial Estate, Waterton Road

The property has excellent transport links, approximately 3 miles west of Junction 35 of the M4 Motorway, providing direct access to Swansea and Cardiff, and just a short 0.3 miles from the A48.

Description

This detached property comprises a workshop on a secure self-contained site of 0.66 ac.

This property has most recently been used as a transport / haulage yard and has undergone refurbishment.

The property benefits from:

- Concrete-framed clear-span workshop;
- Tarmac surfaced yard;
- 3x phase electricity, water, and drainage.

The property is suitable for a variety of uses, and suggestions include: Vehicle Sales & Storage;, Transport/haulage uses; and Storage of building materials;

Accommodation

Gateway Industrial Pak, Bridgend

	sq.m	sq.ft
Industrial unit	499	5,378
Total NIA	499	5,378

Please note all measurements are approximate and have been undertaken on a Gross Internal Area (GIA)

Anti-Money Laundering (AML) Regulations

The successful lessee will be required to provide relevant Information to satisfy the agents AML statutory requirements when Heads of Terms are agreed.

Rent

£36,200 per annum.

Terms

The property is available by way of assignment of the existing lease.

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 Council in order to verify.

The entire site, comprising several yards, has a combined Rateable Value of £17,250. However, for the individual yard, the previous tenant indicated that they were paying approximately £100.55 per month.

The business multiplier for Wales 2026/2027 is 0.56p in the pound.

EPC

EPC Rating - TBC

The Energy Performance Certificate is available on request.

Viewing Arrangements

Contact: Will Gamlin
Tel: 02922 671 555
Email: williamgamlin@hrt.uk.com

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.