

EWENNY INDUSTRIAL ESTATE

 Waterton, Bridgend, CF31 3EX

FOR SALE

Industrial / Warehouse Units
with large yard areas

Units from 7,500 sq ft to 15,014 sq ft



Location

SEAMLESSLY
CONNECTED

Eweny Industrial Estate is strategically located just off (direct access) from the A473 dual carriageway at Waterton. The estate is some 1.5 miles south east of Bridgend Town Centre and 2.5 miles west of Junction 35 of the M4 Motorway at Pencoed. The Estate is in close proximity to Bridgend Retail Park.

Occupiers in the vicinity include:



EWENNY
INDUSTRIAL
ESTATE

/// [///spun.cone.spare](http://spun.cone.spare)



Description

Rare opportunity to purchase your own fully refurbished industrial / warehouse unit - of interest to owner occupiers / investors - SIPP opportunity.



In close proximity:



2.8 MILES
from M4 motorway



3 MILES
from Bridgend
Train Station



16.7 MILES
from Cardiff Airport



20 MILES
from Cardiff
City Centre

Specification

- » New insulated roofs with 10% roof lights
- » New electric roller shutter doors
- » New windows
- » New fire doors
- » Steel portal frames
- » New 3 phase electric supplies
- » Large external yard areas to all units.
- » Perimeter fencing around estate

Terms

- » Units available to purchase by way of a 999 virtual freehold.
- » VAT applicable. (Payable on quoted purchase price)

Units available

UNIT 5A



Summary

Tenure	For Sale
Available Size	14,060 sq ft / 1,306.22 sq m
Price	£1,406,000 Excl
Business Rates	To be reassessed
EPC Rating	To be assessed

Key Points

- » Detached steel portal framed unit on self-contained site
- » New insulated Kingspan roof incorporating roof lights
- » New insulated elevations
- » New electric roller shutter doors (3 No.)
- » Minimum eaves height 6.88 metres
- » Maximum eaves height 8.5 metres
- » Large external yard /site area (front and rear)

UNIT 6A



Summary

Tenure	For Sale
Available Size	9,956 sq ft / 924.94 sq m
Price	£995,600 Excl
Business Rates	To be assessed
EPC Rating	To be assessed

Key Points

- » Detached Unit on self-contained site
- » New electric roller shutter doors (2 No.) Width 4 metres, height 4.3 metres
- » Minimum eaves height 3.92metres
- » Maximum eaves height 4.52 metres
- » Integral office and new kitchen
- » Large external yard area

UNIT 6B



Summary

Tenure	For Sale
Available Size	15,014 sq ft / 1,394.85 sq m
Price	£1,502,000 Excl
Business Rates	To be reassessed
EPC Rating	To be assessed

Key Points

- » Detached portal frame Unit on self-contained site
- » New electric roller shutter doors (4 No.) Width 4 metres, height 4.3 metres
- » Minimum eaves height 4.56 metres
- » Maximum eaves height 5.44 metres
- » Potential to sub-divide into 2 units
- » Large external yard area

UNIT 6B1

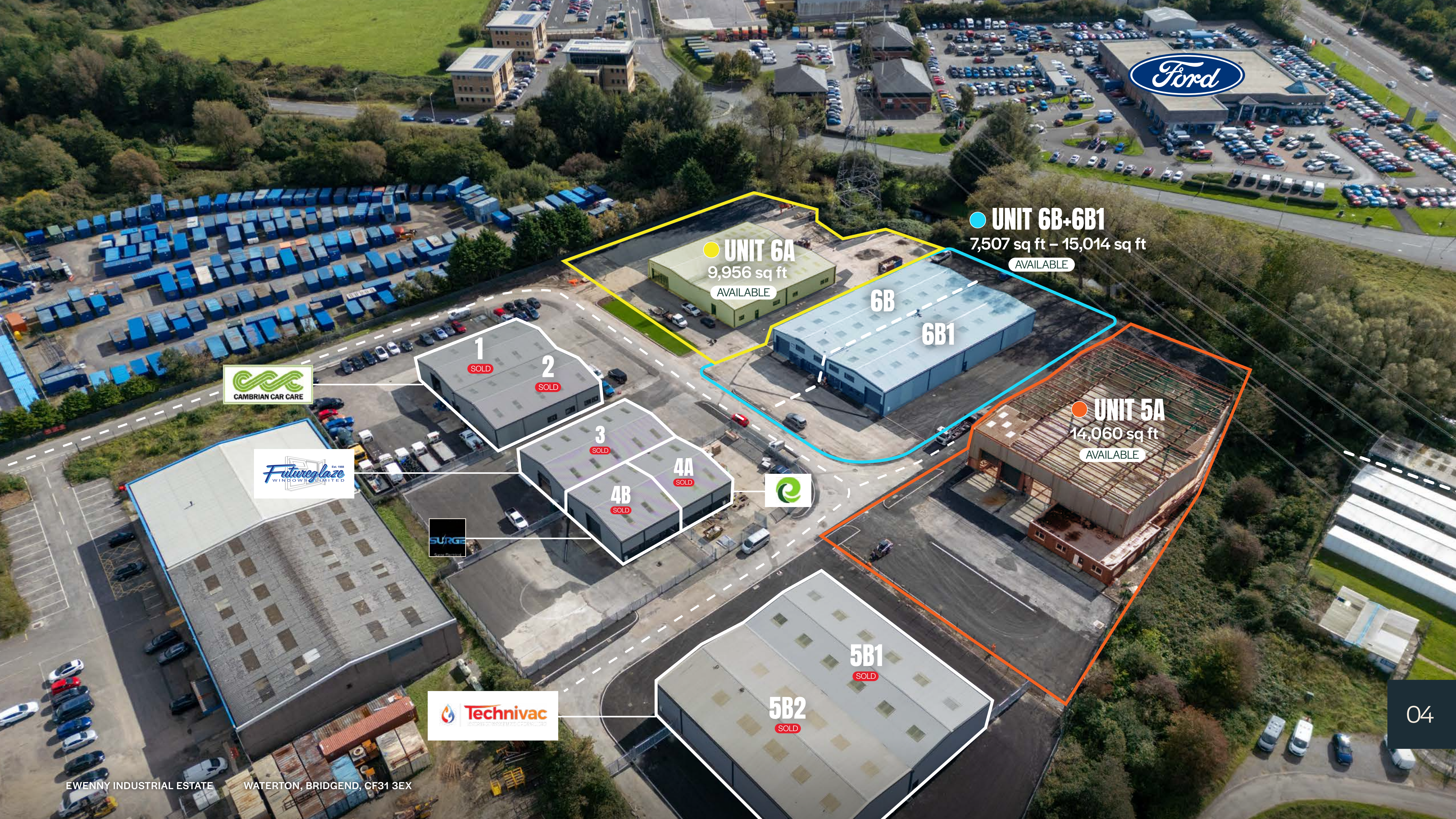


Summary

Tenure	For Sale
Available Size	7,507 sq ft / 697.42 sq m
Price	£750,700 Excl
Business Rates	To be reassessed
EPC Rating	To be assessed

Key Points

- » Semi-detached portal frame Unit with yard
- » New electric roller shutter doors (2 No.) Width 4 metres, height 4.3 metres
- » Minimum eaves height 4.56 metres
- » Maximum eaves height 5.44 metres
- » Large external yard area



● **UNIT 6B+6B1**
7,507 sq ft – 15,014 sq ft
AVAILABLE

● **UNIT 6A**
9,956 sq ft
AVAILABLE

● **UNIT 5A**
14,060 sq ft
AVAILABLE



EWENNY INDUSTRIAL ESTATE



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