

A Rare Long-Leasehold Opportunity with Roadside Prominence



Unit 1a, 2, 2a & 3, Millers Avenue, Brynmenyn Industrial Estate,
Bridgend, CF32 9TD



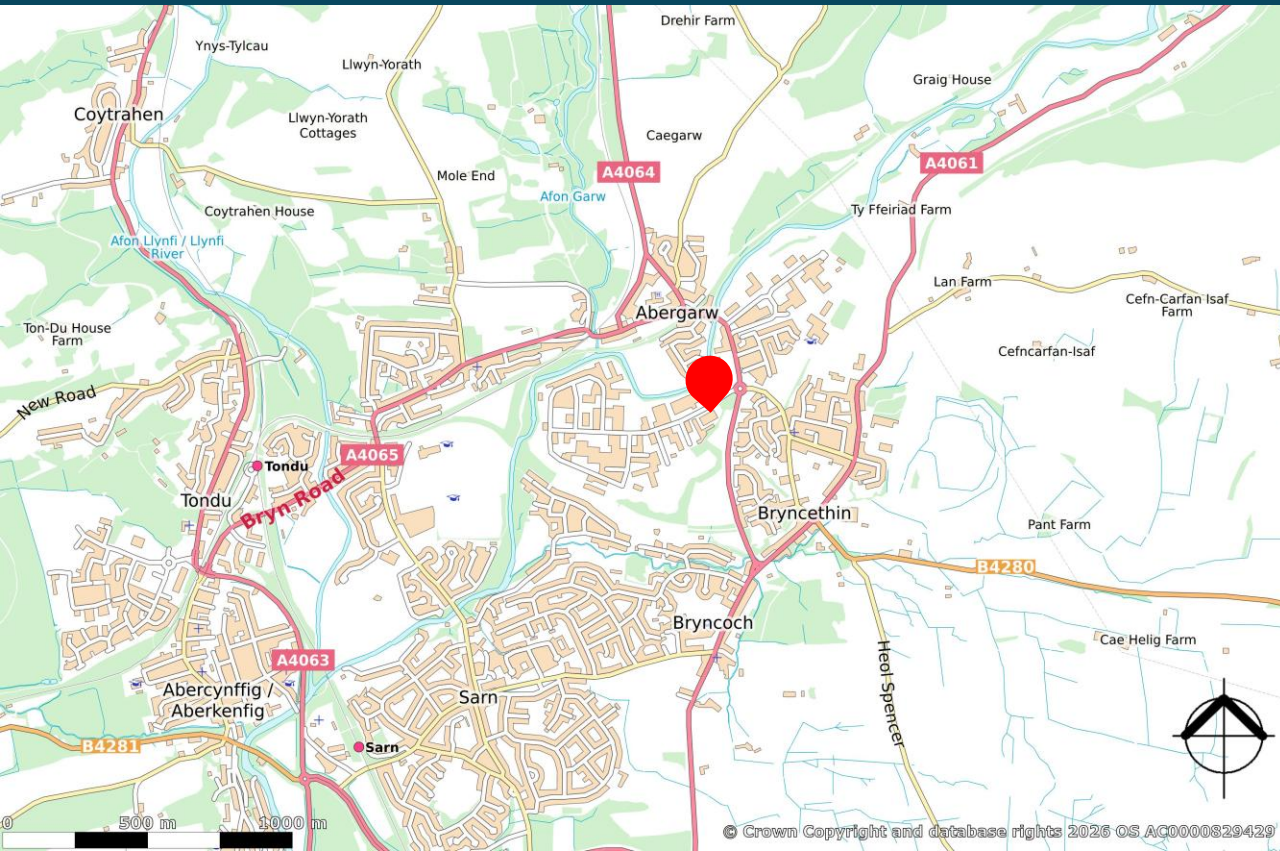
Location

Bridgend occupies a strategic position within the South Wales industrial corridor, with excellent connectivity via the M4 motorway. The area benefits from a robust network of established commercial hubs, including Brynmenyn Industrial Estate, Bridgend Industrial Estate, Brackla Industrial Estate, and Pencoed Technology Park.

The property is prominently situated on the eastern entrance to Brynmenyn Industrial Estate, approximately 1 mile away from Junction 36 of the M4 Motorway, providing great access to South Wales and the South West.

Brynmenyn is a well-established industrial estate to the north of the M4 with a diverse range of occupiers which includes Howdens, Screwfix, Designer Sofas Direct, Robert Price, Rinus Roofing and Sunbelt Rentals.

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Description

The property comprises four strategically located industrial units with frontage on to Brynmenyn Industrial Estates primary estate road and entrance. The property consists of 2 terrace units of a 3-unit terrace, plus two separate units located at the rear of the estate.

Unit 2 and 3 forms part of the main terrace and is of steel portal frame construction with a mixture of blockwork and metal sheet clad elevations. Internally, the units benefits from two storey office block to the northern elevation, with steel mezzanines through the warehouse. Unit 2 has a single level access roller shutter door in the norther elevation, whilst unit 3 benefits from the same, with an additional roller shutter to the western elevation. Both units benefit from a minimum eaves height of 5.6m with an apex of 6.5m.

The two units to the rear of the property are utilised as small workshop and storage units. Both are occupied at present but are of steel frame construction, with the elevations clad in metal sheeting.

Accommodation

Unit	Size (Sq M)	Size (Sq Ft)	Mezz
Unit 1a	128.48	1,383	-
Unit 2	646.23	6,956	2,965
Unit 2a	211.26	2,274	-
Unit 3	577.39	6,215	4,974
Total	1,563.36	16,828	7,939

Site

The site area in red is approximately 0.40 acres (0.16 hectares).

Subject to interest, there may be an opportunity to acquire the entire site, with the adjacent unit, marked in blue, available by separate negotiations. Additional details available on request.

Tenure

The property is held Long-Leasehold for a term of 125 years from the 1st of June 1987 at a peppercorn rent.

Long Leasehold Title Number - WA404089

Tenancy

Unit	Tenant	Size (Sq Ft)	Mezz (Sq Ft)	Tenancy	Lease Start	Lease Expiry	Rent (PA)	Rent (Psf)
1A	Sebwood Products Ltd	1,383	-	Licence/ Lease	26/02/2025	25/02/2030	£3,500	£2.53
2	CPS Sewing Ltd	6,956	2,965	Holding Over	01/11/2022	31/10/2025	£21,000	£2.12
2A	Sebwood Products Ltd	2,274	-	Licence/ Lease	26/02/2025	25/02/2030	£6,250	£2.75
3 (Part 1F)	CPS Sewing Ltd	471	-	TAW	TAW	TAW	£1,600	£3.40
3	Vacant	5,744	4,974	Vacant	-	-	-	-
Total		16,828	7,939*	-	-	-	£32,352	£1.31



*Map is for indicative purposes only



Business Rates

Business Rates information available on request. Interested parties are advised to make their own enquiries with the Council, if required.

EPC

The units have EPC Ratings of B(48) to D(88) which are valid until Aug 2035 and Oct 2029. EPC certificates available on request.

Lease/ Tenure/ Terms

The property is available on a Long Leasehold basis.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

The property is not elected for VAT.

AML

A successful purchaser will be required to provide relevant information to satisfy AML requirements when Head of Terms are agreed.

Please note a member of JLL is related to the Vendor of this property.

Proposal

We are instructed to **seek offers in the region of £650,000 (Six Hundred and Fifty Thousand Pounds)** subject to contract and exclusive of VAT.



*Map is for indicative purposes only



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