



Unit 12, Queens Court, Queens Road, Bridgend Industrial Estate, Bridgend, CF31 3UT

Open Storage To Let

Summary

Tenure	To Let
Available Size	1,568 sq ft / 145.67 sq m
Rent	£10,975 per annum
Service Charge	£1,395 per annum Budget Year End June 25
Rates Payable	£3,821.60 per annum Based on 2023 Valuation
Rateable Value	£6,800
EPC Rating	Upon enquiry

Key Points

- Located on Bridgend Industrial Estate - Strategic South Wales location
- Mid terrace warehouse unit with WC facilities
- LED lighting (to be installed)
- Excellent road access- close proximity to M4 (J.35 and J.36)
- Roller shutter door and separate pedestrian access door
- All mains services available

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VAT	Applicable
Legal Fees	Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable
Estate Charge	£344.87 per annum
EPC Rating	Upon enquiry

Description

Queens Court consists of a modern estate of 2 opposing terraces of units plus forecourt communal car-parking. The units are of steel portal frame construction with concrete flooring, with each unit typically benefiting from WC , an open plan production / warehouse area with vehicular access door. Unit 12 is a mid terrace unit.

Location

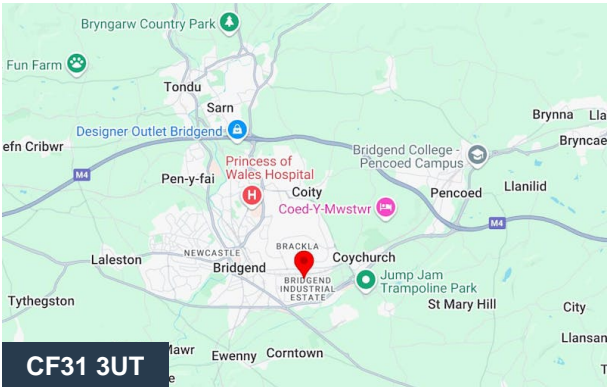
The Bridgend Industrial Estate comprises a large mixed use development comprising a number of large stand-alone industrial facilities, smaller estates, offices, development plots and a small â retail quarter. In total the estate extends to an estimated 3 million sq feet of commercial space on approximately 300 acres. Queens Road is centrally positioned on the estate and is accessed directly off Western Avenue, one of the main arterial routes on the Estate or North Road. Neighbouring occupiers include Spectrum Technologies, and South Wales Police.

Specification

- Terraced warehouse unit
- Roller shutter door and separate pedestrian access door
- WC facilities
- LED lighting
- All mains services available
- Min eaves 5.5m. Max eaves 7 m
- Roller shutter door - 3m wide 5m high

Terms

The unit is available to let on a full repairing and insuring lease for a term to be agreed.



Viewing & Further Information



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