



## Unit 6B1, Ewenny Industrial Estate, Waterton, Bridgend, CF31 3EX

Industrial / Warehouse For Sale with yard

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	7,507 sq ft / 697.42 sq m
<b>Price</b>	£750,700
<b>Service Charge</b>	To be confirmed
<b>Business Rates</b>	To be reassessed
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Semi-detached portal frame Unit with yard
- Unit to be refurbished including new roof covering
- New electric roller shutter doors (2 No.) Width 4 metres, height 4.3 metres
- Large external yard /site area
- Minimum eaves height 4.56 metres
- Maximum eaves height 5.44 metres

# Unit 6B1, Ewenny Industrial Estate, Waterton, Bridgend, CF31 3EX

## Summary

Available Size	7,507 sq ft
Price	£750,700
Business Rates	To be reassessed
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

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

## Location

Ewenny 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. Occupiers in the vicinity include South Wales Police, Storage Giant, Costa, Travis Perkins, and Sigma 3 Kitchens. The Estate is in close proximity to Bridgend Retail Park.

## Specification

- Unit to be refurbished including new roof covering
- New electric roller shutter doors (2 No.) Width 4 metres, height 4.3 metres
- Large external yard /site area
- Steel portal frame
- Minimum eaves height 4.56 metres
- Maximum eaves height 5.44 metres

## Terms

The unit is available to purchase by way of a new long leasehold interest. Terms to be provided.



## Viewing & Further Information



**Henry Best**  
07738 960012  
henry@jenkinsbest.com



**Anthony Jenkins**  
07768 233919  
anthony@jenkinsbest.com



**Craig Jones**  
07867 393494  
craig@jenkinsbest.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 09/10/2025