



TO LET

Unit C5i, North Road,
Bridgend, **CF31 3TP**

Detached trade / industrial unit with self-contained yard area - low site density

- Located on Bridgend Industrial Estate - Strategic South Wales location
- Nearby occupiers include Screwfix, Greggs, Toolstation, Johnston Paints, Spartan Motor Factors and Benchmarx
- Excellent road access - close proximity to M4 (J.35 and 36)
- Detached unit on a self-contained site
- Low site density

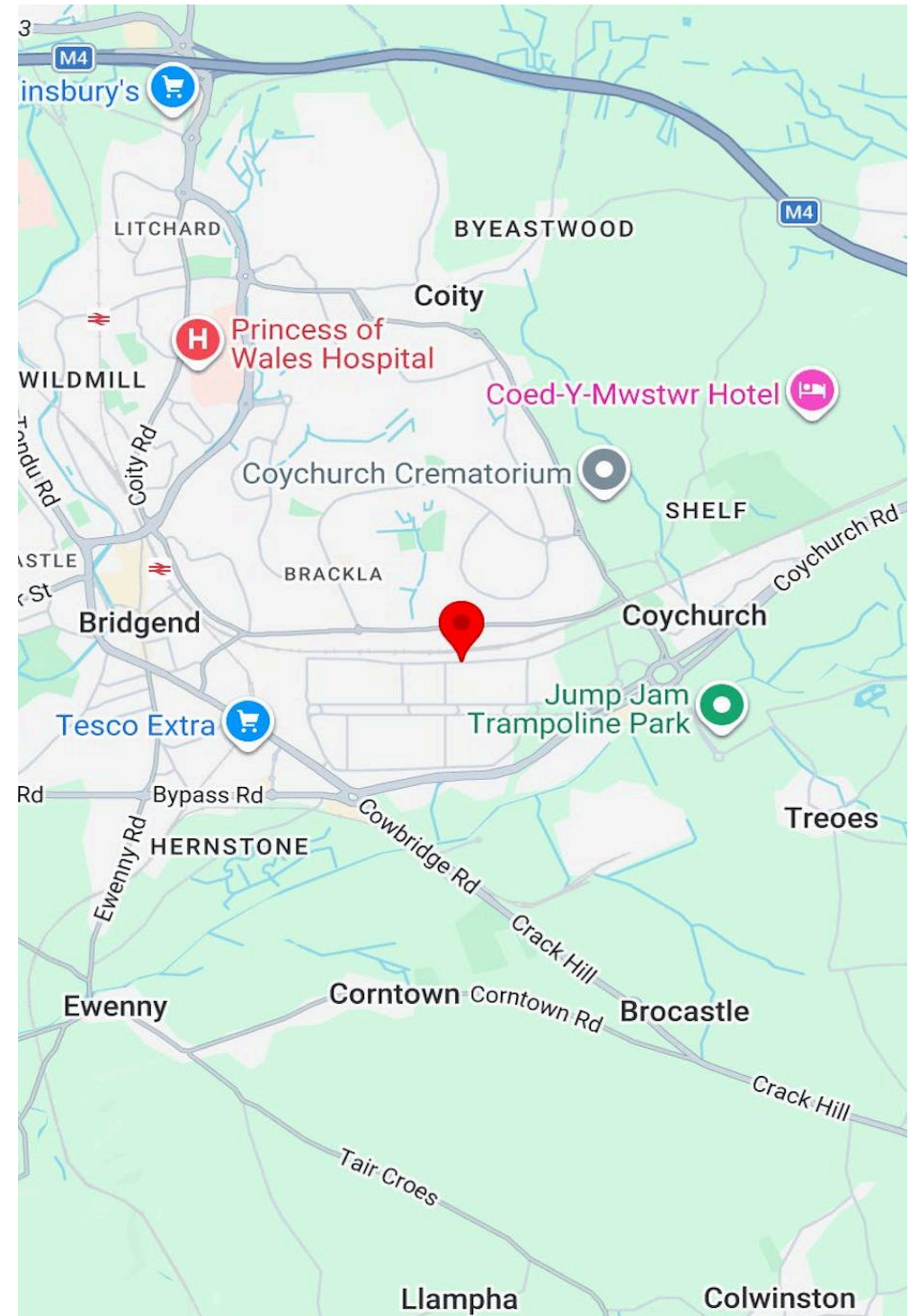


Size

6,856 sq ft (636.94 sq m)

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 'retail quarter'. In total the estate extends to an estimated 3 million sq feet of commercial space on approximately 300 acres. Raven Close is located to the western end of Bridgend Industrial Estate and enjoys direct access onto Western Avenue, one of the main arterial routes on the estate. The estate is adjacent to the A473, which provides dual carriageway access to the M4 at Junction 35, 2 miles to the north. Bridgend is situated midway between Cardiff and Swansea and the county borough has a population of just over 146,000 (2022).



Description

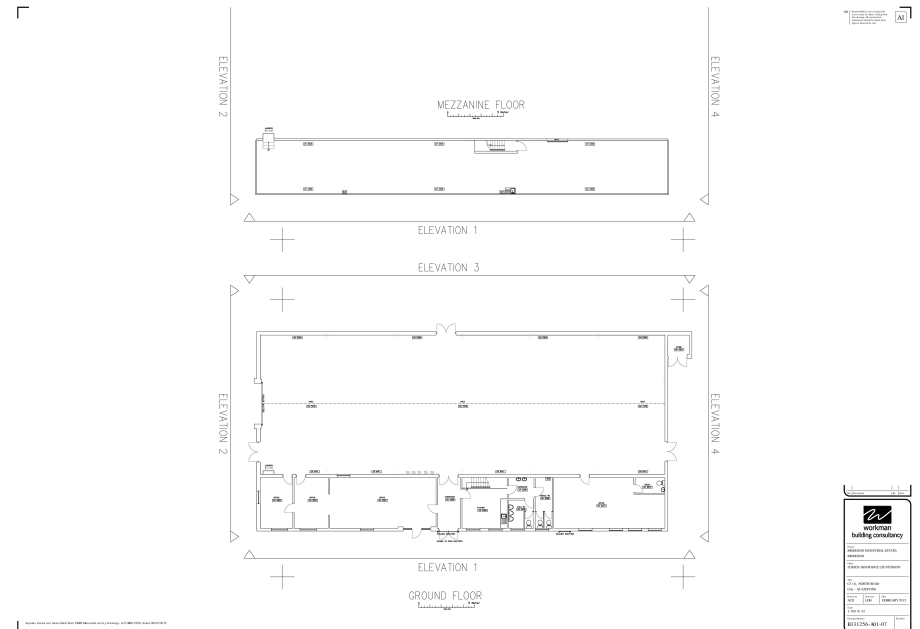
Unit C5i comprises a detached portal frame industrial / warehouse unit benefitting from a large self-contained yard.

- A detached steel portal frame unit measuring 6,856 sq ft (636.95 sq m)
- Min. eaves height 5.76 metres. Max. eaves height 6.78 metres.
- Single level electric roller shutter door 5.2 metres high by 3.66 metres wide
- 3 phase electric supply
- Total site area circa 0.81 acres, yard area circa 0.63 acres
- Palisade fenced boundary

Specification



EPC: EPC exempt -
EPC has been
commissioned, will be
available in less than
28 days



Unit C5i, North Road,
Bridgend, **CF31 3TP**



Terms

Unit C5i is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £32,000

Rates Payable: £16,064 per annum Based on 2026 Valuation

Service charge

£2,245 per annum Budget year end March 2026

Legal Costs

Each party to bear their own costs

EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

VAT

Applicable

Contact

Henry Best

07738 960012

henry@jenkinsbest.com

Craig Jones

02920 34 00 33 | 07867 393494

craig@jenkinsbest.com

Tom Rees

02920 340033 | 07557 161491

tom@jenkinsbest.com

Amelia Nicholas

02920 340 033 | 07703 975 677

amelia@jenkinsbest.com

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033

jenkinsbest.com

**Jenkins
Best**
jenkinsbest.com



Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.

