



TO LET

Unit 1100 Central Park, Western Avenue,
Bridgend, **CF31 3RH**

1st Floor Offices - Available November 2025

- Open Plan with modular offices/meeting rooms
- Dedicated entrance
- 5 Car Parking spaces with additional available via separate licence
- Comfort Cooling
- Suspended ceiling with recessed lighting
- Passenger Lift & WC Facilities
- Kitchen
- 24 hour access
- Excellent road access and regular public transport links



Size

4,364 sq ft (405.43 sq m)

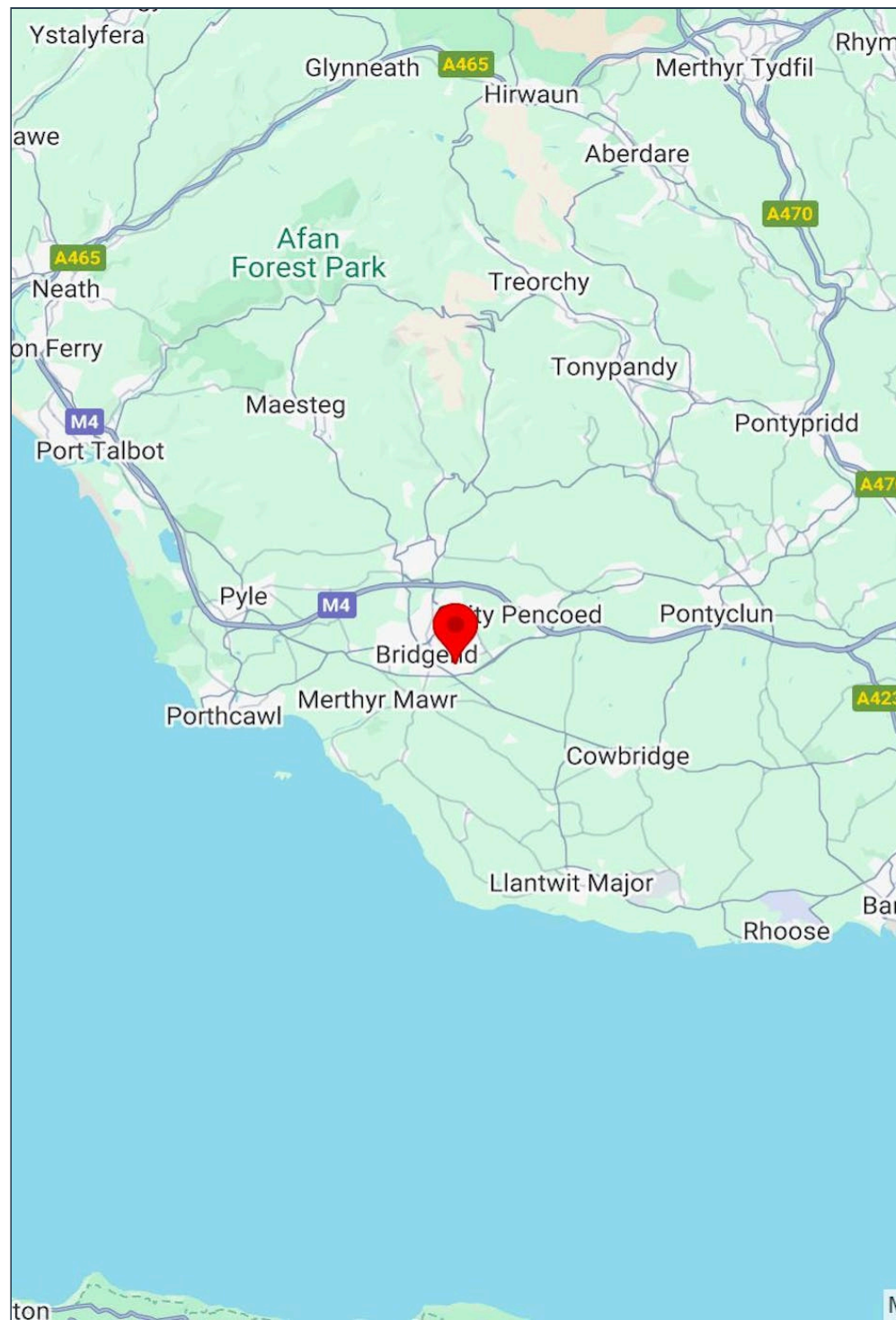
Rent

£32,730 per annum payable quarterly
in advance

Location

Bridgend Industrial Estate is one of the premier business locations in South Wales. The estate comprises a large mixed-use development, set within landscaped grounds and is located mid way between Swansea and Cardiff with excellent road links to the M4 motorway via junctions 35 and 36.

Central Park is situated centrally within Bridgend Industrial Estate and occupies a prominent position that benefits from direct access onto Western Avenue, one of the main arterial routes on the estate.





Passenger Lifts



Car Parking



EV Charging Points



Kitchen



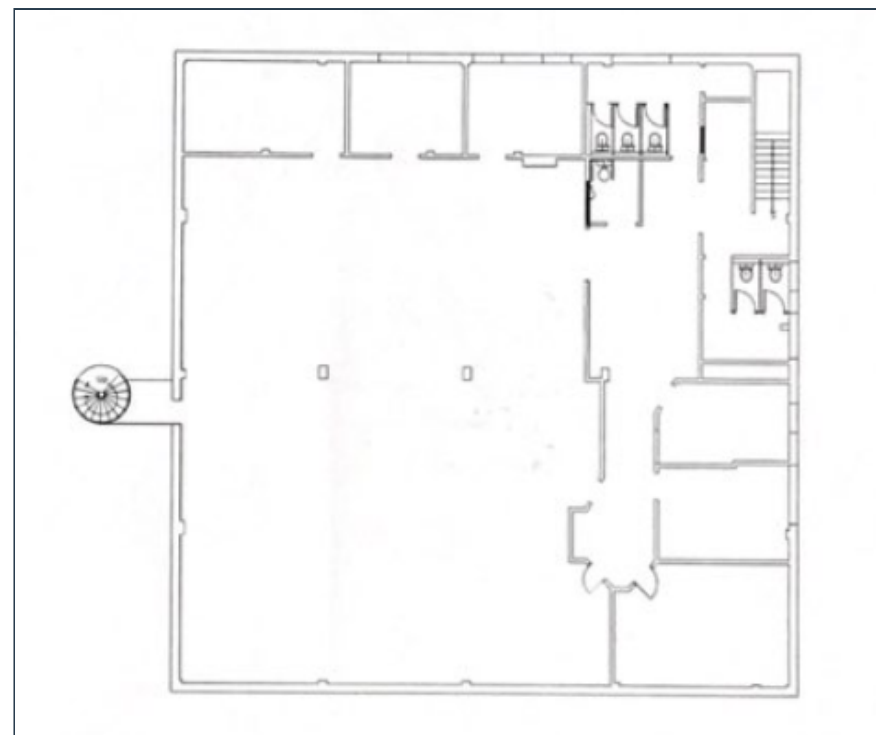
Total parking spaces: 5



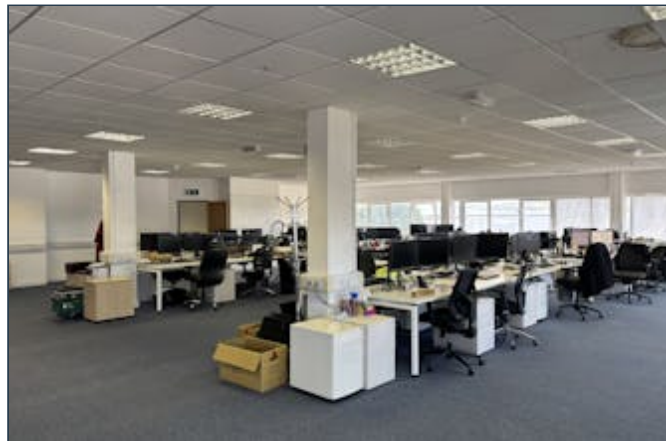
Air conditioning

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Offices	4,364	405
TOTAL	4,364	405



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Terms

The property is available by way of a new lease for a term of years to be agreed.

Rent

£32,730 per annum payable quarterly in advance

Lease Terms

Sublease Term of years to be agreed

Business rates

Rates Payable: To be re-assessed

Service charge

£5,455 per annum Budget Year End Mar 2025

Insurance

£7,637 per annum

Legal Costs

Each party to bear their own costs

EPC

D (96)

VAT

Applicable

Availability

Available November 2025

Contact

Tom Rees

07557 161491

tom@jenkinsbest.com

Henry Best

07738 960012

henry@jenkinsbest.com

Anthony Jenkins

07768 233919

anthony@jenkinsbest.com

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

029 2034 0033

jenkinsbest.com

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Best**
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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.

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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.