



TO LET

Unit 6A, Ewenny Industrial Estate,
Bridgend, **CF31 3EX**

Detached Industrial / Warehouse with large yard - new lease available

- Detached Unit on self-contained site.
- 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 area.
- Minimum eaves height 3.92 metres
- Maximum eaves height 4.52 metres
- Total site area including building circa 1 acre



Size

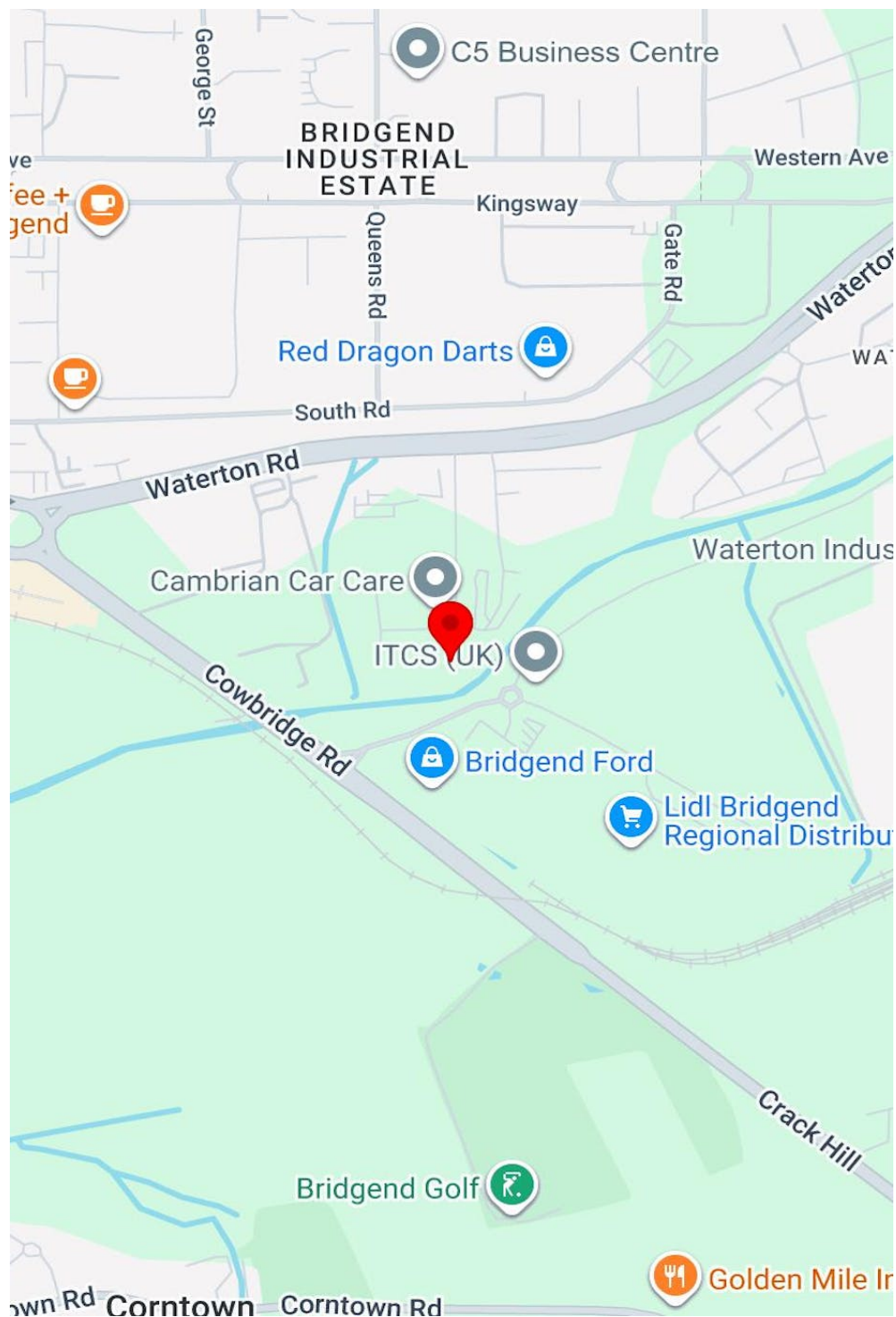
9,956 sq ft (924.94 sq m)

Rent

£70,000 per annum per annum Excl.
VAT payable in addition.

Location

Ewenney 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.



Description

Refurbished detached industrial / warehouse unit with extensive yard area.

- Detached Unit on self-contained site.
- 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
- Minimum eaves height 3.92 metres
- Maximum eaves height 4.52 metres
- Total site area including building approx. 1 acre

Specification



EPC: EPC exempt -
Currently being
constructed or
undergoing major
refurbishment



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Terms

Unit 6A is available by way of a new Lease - for a term of years to be agreed. Alternatively the unit is available to purchase.

Rent

£70,000 per annum per annum Excl. VAT payable in addition.

Lease Terms

New Lease

Business rates

Rates Payable: To be assessed

Service charge

n/a

Insurance

n/a

Legal Costs

Each party to bear their own costs

EPC

EPC exempt - Currently being constructed or undergoing major refurbishment

VAT

Applicable

Availability

Available Immediately



Contact

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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.