

UNDER OFFER



Plot G7, Western Avenue, Bridgend, CF31 3RT

Land To Let

Summary

Tenure	To Let
Available Size	1.28 Acres / 0.52 Hectares
Rent	£38,400 per annum Rent payable quarterly in advance
Service Charge	£1,125 per sq ft Budget Year End March 2025
Business Rates	To be assessed
EPC Rating	EPC exempt - No building present

Key Points

- Well located site are the centre of Bridgend Industrial Estate
- Prominently situated - frontage to Western Avenue
- 1.28 acres (0.52 hectares)
- Secure fenced compound
- Excellent road links - close proximity to M4 Motorway

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Rent	£38,400 per annum Rent payable quarterly in advance
Business Rates	To be assessed
Service Charge	£1,125 per sq ft Budget Year End March 2025
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

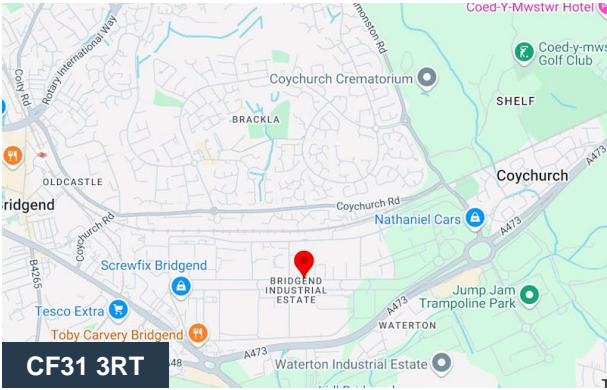
Plot G7 is located towards the centre of the estate and is rectangular in shape. The site is fenced. No services currently connected.

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. Bridgend Industrial Estate is located mid way between Swansea and Cardiff with excellent road links to the M4 motorway via junctions 35 and 36. Plot G7 is located towards the centre of the estate with access directly off Western Avenue. Adjacent occupiers include Howdens and Sinclairs.

Specification

- Hardcore surfaced site
- Generally level
- Palisade fencing
- Suitable for outside storage uses
- Interested parties to make their own enquiries / investigations with regards to services / utilities / drainage. (No connections at present).



Viewing & Further Information



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