



Unit 12, George Street, Bridgend Industrial Estate, Bridgend, CF31 3UT

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	1,854 sq ft / 172.24 sq m
Rent	£14,830 per annum
Service Charge	£1,725 per annum Budget Year End June 2025
Rates Payable	£4,720.80 per annum Based on 2023 Valuation
Rateable Value	£8,400
EPC Rating	D (80)

Key Points

- Located on Bridgend Industrial Estate - Strategic South Wales location
- Excellent road access- close proximity to A473 and M4 (J.35 and J.36)
- Roller shutter door and separate pedestrian access doors
- WC facilities, kitchen unit and office

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VAT	Applicable
Legal Fees	Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable
EPC Rating	D (80)

Description

George Street consists of a modern estate of 3 terraces of units plus forecourt communal car parking / loading. Unit 12 is an end of terrace unit towards the rear of the development of steel portal frame construction with concrete floor, WC's, office and an open plan production / warehouse area with vehicular access door.

Location

The Bridgend Industrial Estate is one of the premier business locations in South Wales and comprises a large mixed use development of 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. George Street is centrally positioned on the estate and is accessed directly off Western Avenue, one of the main arterial routes on the Estate or North Road. Neighbouring and nearby occupiers include Screwfix, Howdens, Sinclair Garages, Greggs and South Wales Police.

Specification

Trade / industrial / warehouse unit
Min eaves 4.9 m. Max eaves 6.9 m
Roller shutter door - 4 m wide 4.2 m high
3 car parking spaces

Terms

The unit is available to let on a full repairing and insuring lease for a term to be agreed.



Viewing & Further Information



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