



TO LET

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

Refurbished detached industrial / warehouse unit with large self-contained yard

- Detached portal frame Unit on self-contained site.
- Unit refurbished including new roof covering
- New electric roller shutter doors (4 No.) Width 4 metres, height 4.3 metres
- Large external yard /site area circa 0.85 acres
- Minimum eaves height 4.56 metres
- Maximum eaves height 5.44 metres
- New office and welfare accommodation including kitchen



Size

15,014 sq ft (1,394.85 sq m)

Rent

£105,000 per annum Exclusive. VAT payable in addition.

Location

Ewenny Industrial Estate occupies a prominent and accessible location just off the A473 at Waterton, providing direct access to the wider South Wales road network. The estate lies approximately 1.5 miles south east of Bridgend town centre and 2.5 miles from Junction 35 of the M4 at Pencoed, ensuring strong regional and national connectivity.

The estate benefits from an established occupier base including South Wales Police, Storage Giant, Costa Coffee, Travis Perkins and Sigma 3 Kitchens. Bridgend Retail Park is also nearby, offering a range of retail and leisure amenities. Overall, the combination of accessibility, established occupiers and nearby amenities makes Ewenny Industrial Estate an attractive and convenient business location.

Connectivity

Road

A48	1 mile
Junction 35, M4	2.5 miles



Train Stations

Bridgend Station	1.5 miles
Cardiff Station	22 miles



Airports

Cardiff Airport	18 miles
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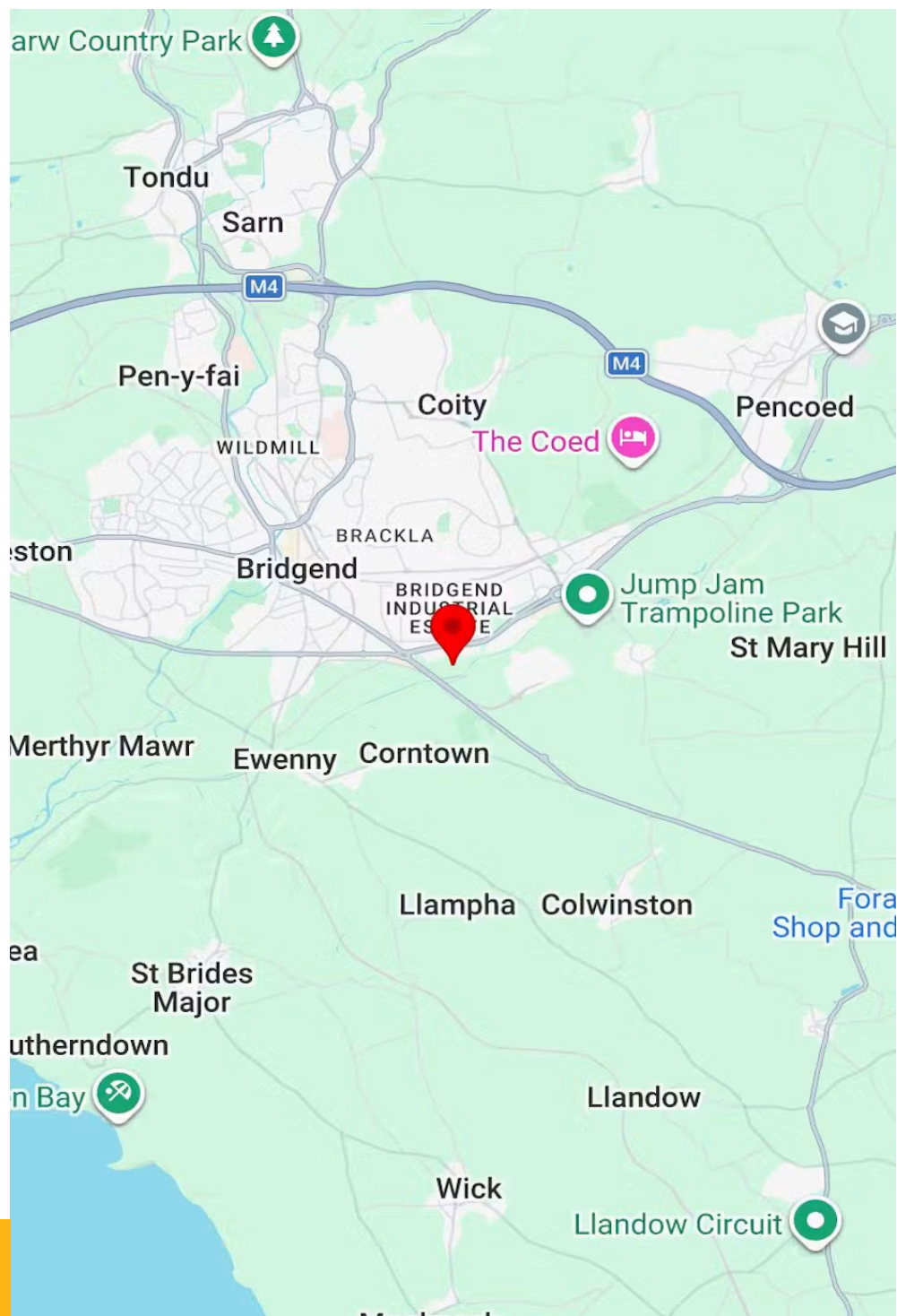
Water

Port of Port Talbot	16 miles
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Cities

Bridgend	1.5 miles
Cardiff	22 miles



Description

Eweny Industrial Estate is a well-established commercial development offering versatile industrial accommodation suitable for a range of occupiers. The subject unit is to be refurbished, including the installation of a new roof covering, and is constructed around a steel portal frame to provide clear span space. The unit benefits from multiple new electric roller shutter doors, allowing for efficient loading and access, and offers good internal clearance suitable for a variety of industrial and storage uses.

Externally, the property is supported by a large yard and site area, providing excellent loading, circulation and operational space. Overall, the unit presents a practical and well-configured opportunity within an established commercial setting.

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- Large external yard /site area circa 0.85 acres
- Steel portal frame
- Minimum eaves height 4.56 metres
- Maximum eaves height 5.44 metres
- New office, WC'S and kitchen to be installed

Specification



EPC: C (67)



Loading Doors
(Surface level): 4



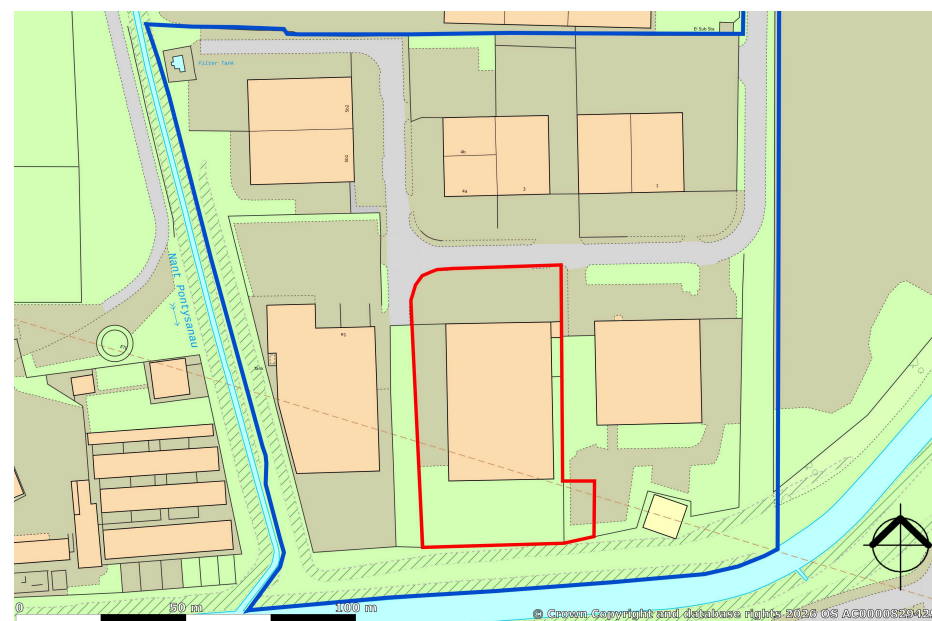
Eaves Height (m): 4.56



Lighting Type: LED



Car Parking





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Sat Nav. CF31 3EX

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what3words

Terms

New full repairing and insuring lease available for a term of years to be agreed.

Rent

£105,000 per annum Exclusive. VAT payable in addition.

Business rates

Rates Payable: To be reassessed

Legal Costs

Each party to bear their own costs

EPC

C (67)

VAT

Applicable

Availability

Available Immediately

Contact

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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.