



Unit 4, Kingsway Buildings, Bridgend Industrial Estate, Bridgend, CF31 3YH

Well located industrial / warehouse unit offering cost effective / functional accommodation

Summary

Tenure	To Let
Available Size	16,655 sq ft / 1,547.30 sq m
Rent	£42,000 per annum
Service Charge	N/A
Rates Payable	£25,711.50 per annum Based on 2023 Valuation
Rateable Value	£45,750
EPG Rating	C (50)

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Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Premium to be confirmed
EPC Rating	C (59)

Description

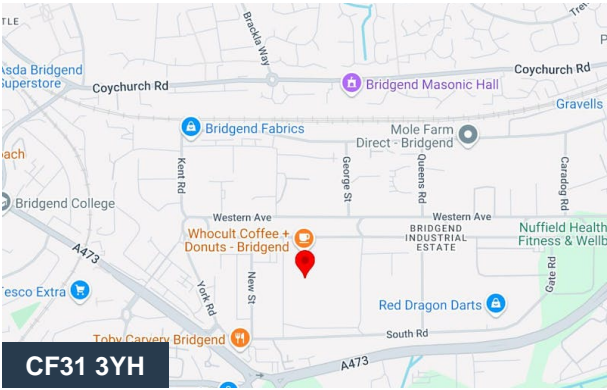
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Location

The Unit is located in close proximity to the A473, which provides dual carriageway access to the M4 at Junction 35, 2 miles to the north. The property is accessed from the main estate road (Kingsway), onto which the property fronts. Bridgend Industrial Estate together with the neighbouring Waterton Industrial Estate, is the principal industrial location in the town, being home to a number of major occupiers including the likes of LIDL, DX, Screwfix, SCS and Bad Wolf.

Specification

- Single level roller shutter door (width 3.9 metres, height 4.77 metres)
- Minimum eaves height 4.27 metres
- WC and welfare facility



Viewing & Further Information



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