



## Ogmore Crescent Compound

Bridgend Industrial Estate, Bridgend, CF31 3TE

**To Let: Compound on prominent industrial estate**

**0.42 Acres**  
(0.17 Hectares)

- Secure Palisade Fencing
- Predominantly surfaced yard
- 3 Phase Power connection
- Situated on an established industrial estate
- Potential for a variety of uses including open storage

# Ogmore Crescent Compound, Bridgend Industrial Estate, Bridgend, CF31 3TE

## Summary

<b>Available Size</b>	0.42 Acres
<b>Rent</b>	£20,000 per annum
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - No building present

## Description

Situated within an established commercial industrial estate, the compound comprises approximately 0.2 acres of hardstanding yard space with secure palisade fencing lining the perimeter. The remainder of the plot is unsurfaced; however, 3 phase power is available on site. Vehicular access is provided via a secure palisade gate on the south side of the yard.

The site comprises the below areas:

Surfaced Land: 0.2 acres

Unsurfaced Land: 0.217 acres

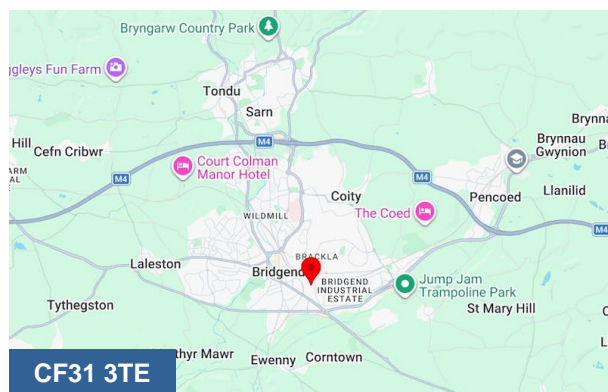
Total: 0.417 acres

## Location

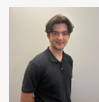
The compound is located on Bridgend Industrial Estate, one of South Wales's most prominent trading and distribution estates. The area benefits from strong occupier demand due to the lack of current stock, as well as excellent road connectivity to South Wales and beyond.

Bridgend Industrial Estate is situated 2 miles southeast of the Town Centre, with direct access to the A473, therefore providing convenient links to Junction 35 of the M4.

Surrounding occupiers include Screwfix, Howdens, Evri and Toolstation.



## Viewing & Further Information



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