



TO LET

Unit 6 York Park, Bridgend Industrial Estate,
Bridgend, **CF31 3TB**

Prime Trade counter/warehouse unit - Coming Soon

- Strategic South Wales Location - Bridgend Industrial Estate
- Excellent road access - close proximity to M4 Motorway
- Roadside prominence
- Adjacent To Screwfix, Benchmarx, Greggs, and Toolstaion
- Vehicular access via front 'up and over' door
- Generous forecourt Car parking
- Minimum eaves height 7.2m



Size

4,932 sq ft (458.20 sq m)

Rent

£50,000 per annum

Location

The Bridgend Industrial Estate comprises a large mixed use commercial estate comprising large stand-alone industrial /warehouse facilities and smaller multi-let estates, offices and development / open storage sites. The estate extends to approximately 3 million sq ft of floor spaces on approximately 300 acres.

Bridgend is strategically located between Cardiff and Swansea and is situated just off the M4. The town has a direct mainline train service (Swansea / London Paddington) and Cardiff Wales airport is 30 minutes drive.

Connectivity

Road

A473	1 mile
M4 Junction 35	4 miles



Train Stations

Bridgend Station	2 miles
Pencoed Station	4 miles



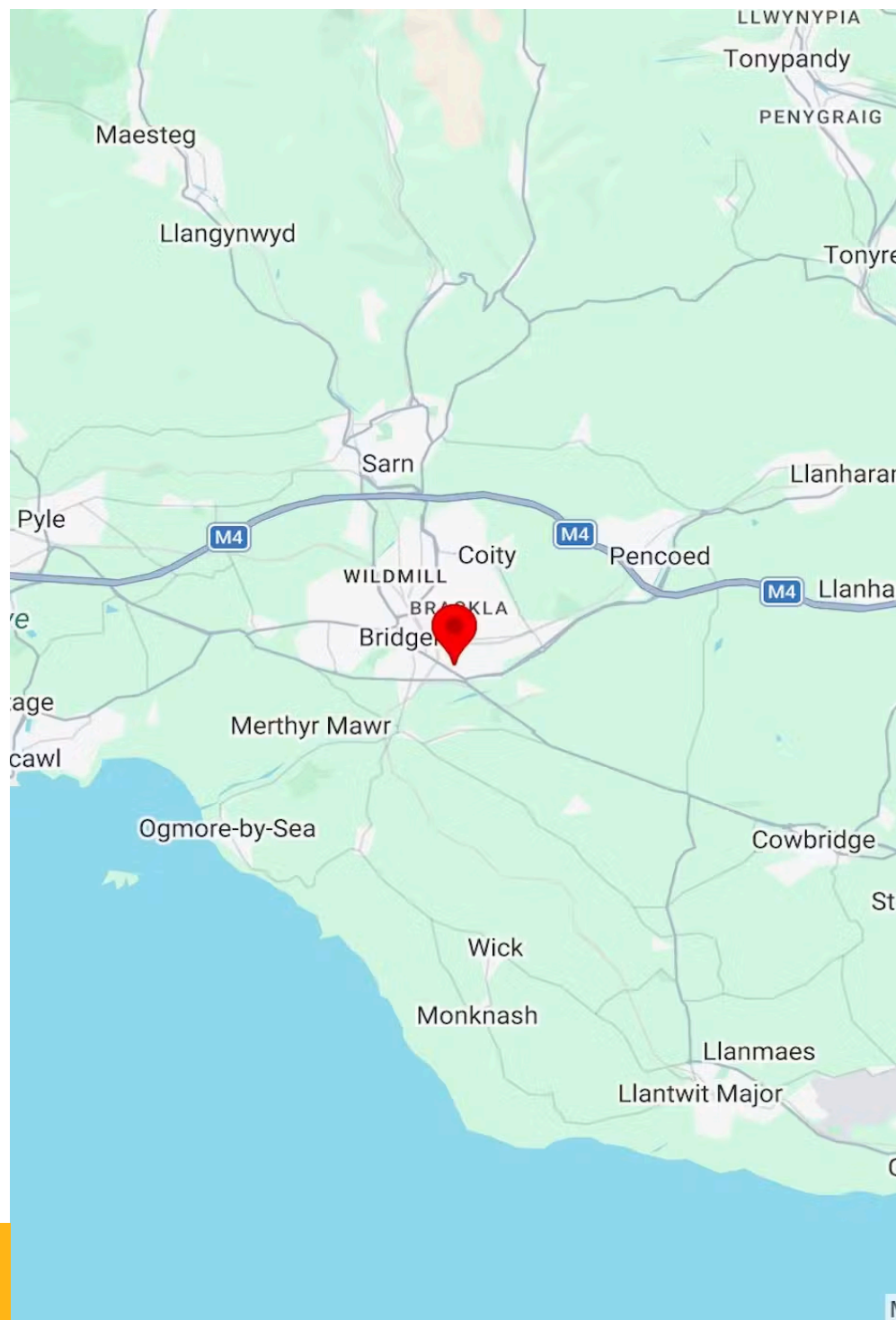
Airports

Cardiff Airport	18 miles
Bristol Airport	48 miles



Water

Port Talbot Docks	12 miles
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Description

York Park is situated to the western end of the estate with direct access and frontage onto York Road. Occupiers in the immediate vicinity include Screwfix, Benchmarx, Greggs, Nolan Transport, MKM Builders Merchants, Jewson, and EVRI.

- Portal frame construction
- Min. eaves 7.2m.
- Insulated pitched roof
- Vehicular access via front 'up and over' door
- Front loading/service yard
- Ground floor office/ancillary
- Generous forecourt car parking

Specification



EPC: EPC exempt -
EPC has been
commissioned, will be
available in less than
28 days



Minimum clear internal
height (m): 7.2



Car Parking



Loading Doors
(Surface level): 1



Kitchen



HGV Parking

**Unit 6 York Park, Bridgend Industrial Estate,
Bridgend, CF31 3TB**

Sat Nav. CF31 3TB



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what3words

Terms

Available on a new full repairing and insuring lease for a term to be agreed.

Rent

£50,000 per annum

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £29,750

Rates Payable: £14,934.50 per annum based on 2026 valuation

Service charge

£3,033.33 per annum Current annual budget contribution for year ending March 2027

Legal Costs

Each party to bear their own costs

EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

VAT

Applicable

Availability

Available Q1 2027

Contact

Henry Best

07738 960012

henry@jenkinsbest.com

Craig Jones

02920 34 00 33 | 07867 393494

craig@jenkinsbest.com

Tom Rees

02920 340033 | 07557 161491

tom@jenkinsbest.com

Amelia Nicholas

02920 340 033 | 07703 975 677

amelia@jenkinsbest.com

Joint Agents

Mr Michael Bruce

01656658445 | 07920144603

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033

jenkinsbest.com

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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.