



TO LET

B10, Bridgend Industrial Estate,
Bridgend, **CF31 3UN**

Detached Industrial / Warehouse on a self-contained site

- Minimum eaves of 10 metres
- 16,829 sq ft on 1.01 acres
- Secure yard and dedicated car parking
- Self-contained site
- Dual access (New Street and Cheapside)
- Offices & welfare



Size

16,829 sq ft (1,563.47 sq m)

Location

Bridgend is one of the premier business locations in South Wales, situated midway between Cardiff and Swansea. The town is also the preferred location for many existing large employers, including the headquarters for South Wales Police.

The Bridgend Industrial Estate comprises a large mixed use development estimated to have 3 million sq feet of commercial space on approximately 300 acres. Cheapside is located to the western end of the Estate and enjoys direct access onto Kingsway, one of the main arterial routes on the estate.

Connectivity

Road

M4 J.35	3 miles
A473	0.1 mile



Train Stations

Bridgend	1.4 miles
Cardiff Central	18 miles



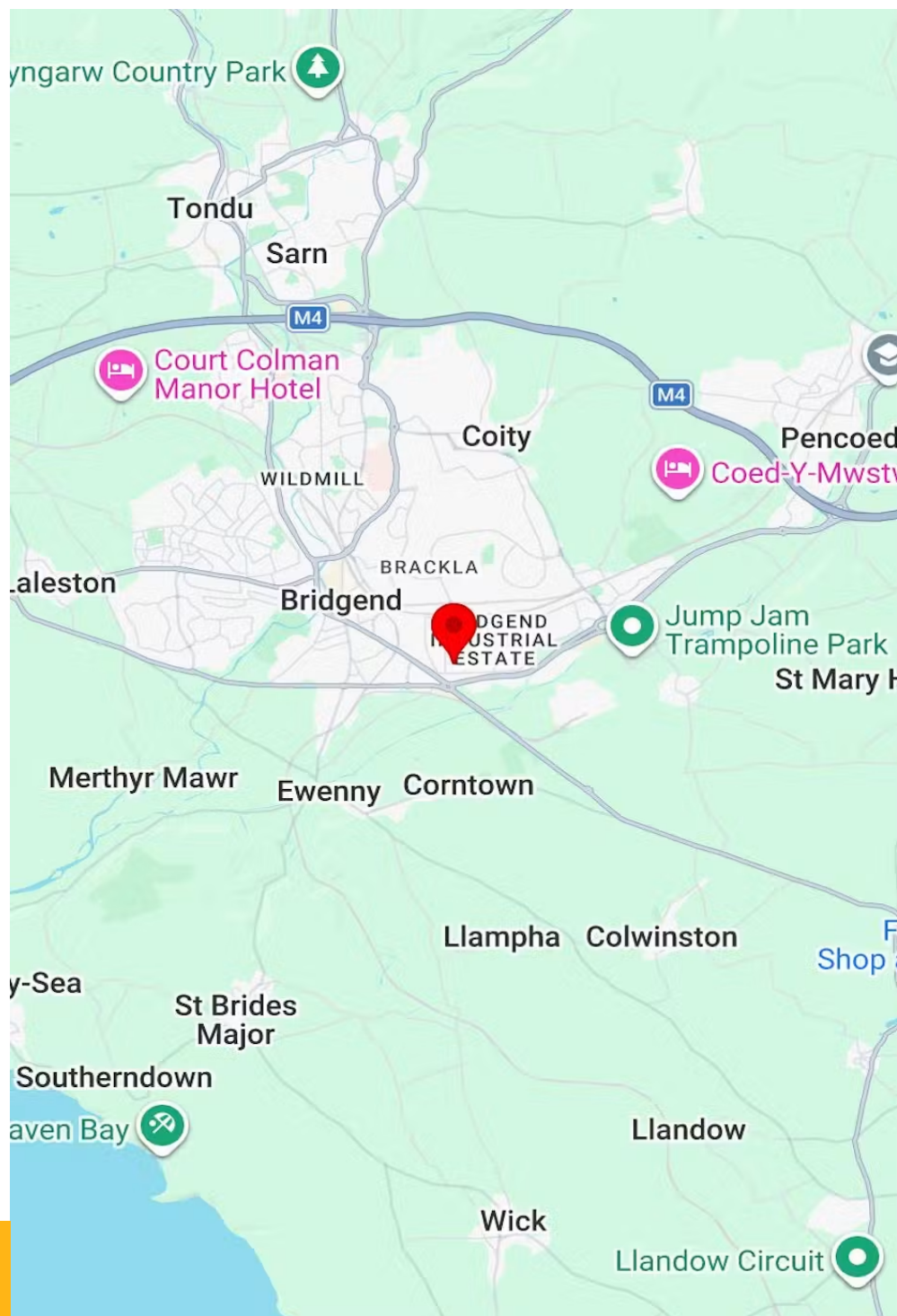
Airports

Cardiff Airport	13 miles
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Water

Port of Barry	18 miles
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Description

The property comprises a detached industrial / warehouse unit occupying a self-contained site. The property benefits from a secure yard / loading area (accessed from New Street) and a separate car park - 28 spaces (accessed from Cheapside).

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Main warehouse	11,018	1,024
Side Warehouse	2,279	212
Office (Side)	2,224	207
Front Welfare / Office	1,308	122
TOTAL	16,829	1,563

Specification



EPC: D (99)



Secure yard



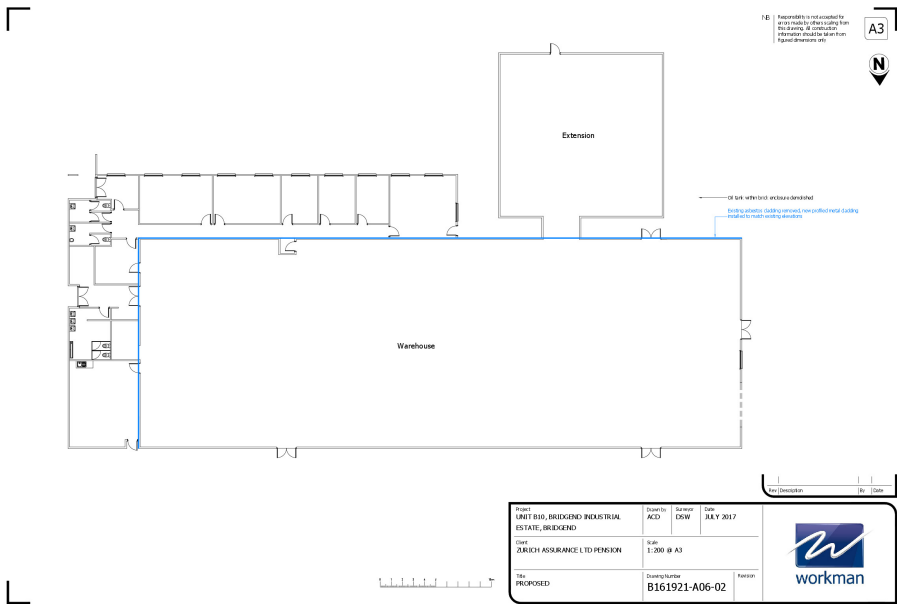
Minimum clear internal height (m): 10



Loading Doors (Surface level): 1



Total parking spaces: 28



**B10, Bridgend Industrial Estate,
Bridgend, CF31 3UN**



Sat Nav. CF31 3UN

GREGGS

JOHNSTONES

TOOLSTATION

BENCHMARK
Kitchens and Joinery

810

SCREWFIX

UK TOOL MART

NISSAN

LIDL

///grin.secure.gains

what4words

TESCO

Lease Terms

New Lease

Business rates

Rateable Value: £56,500

Rates Payable: £28,363 per annum based on April 2026 Valuation

Service charge

£4,851.95 per annum Obligation to contribute to wider estate service charge - Current annual budget for B10 - VAT payable in addition.

Legal Costs

Each party to bear their own costs

EPC

D (99)

VAT

Applicable

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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.