



TO LET

Units 9 - 10, Queens Court,
Bridgend, **CF31 3TQ**

Industrial / Warehouse Unit To Let - Coming Soon

- Located on Bridgend Industrial Estate
- Strategic South Wales location
- Excellent road access- close
proximity to A473 and M4 (J.35 and
J.36)
- Minimum eaves height: 5.0m,
Maximum eaves height: 6.28m
- Warehouse 15.36m x 19.14 m
- Roller shutter door and separate
pedestrian access doors
- LED Lighting
- WC facilities
- 24 Hour Access



Size

3,143 sq ft (291.99 sq m)

Rent

£22,000 per annum Rent to be
increased by 3% per annum on any
leases of 5 years or below

Location

The Bridgend Industrial Estate is one of the premier business locations in South Wales and comprises a large mixed use development of stand-alone industrial facilities, smaller estates, offices, development plots and a small retail quarter. In total the estate extends to an estimated 3 million sq feet of commercial space on approximately 300 acres. George Street is centrally positioned on the estate and is accessed directly off Western Avenue, one of the main arterial routes on the Estate or North Road. Neighbouring and nearby occupiers include Screwfix, Howdens, Sinclair Garages, Greggs and South Wales Police.

Connectivity

Road

M4	2.5 miles
A473	1 mile



Train Stations

Bridgend Station	1
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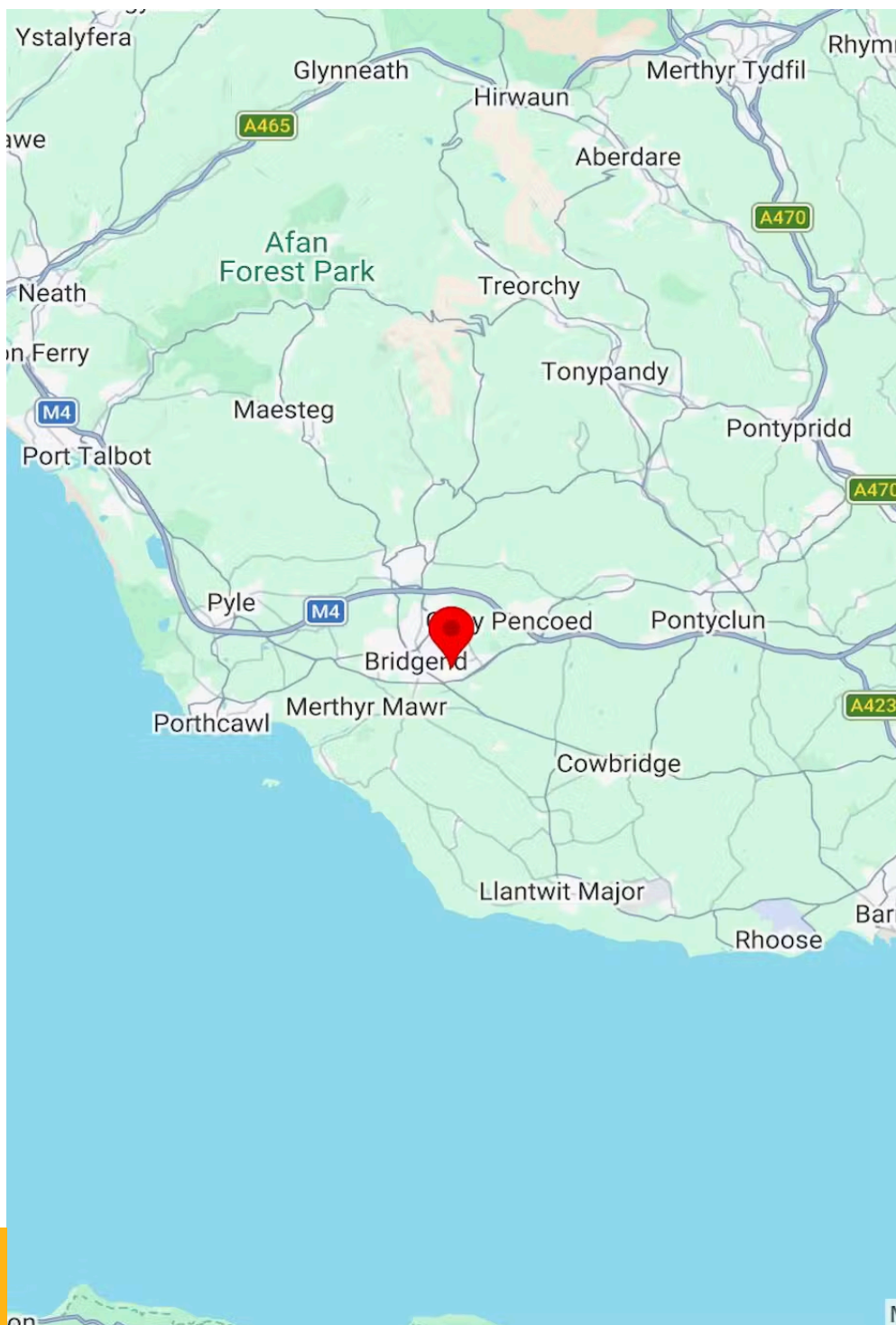
Airports

Cardiff Airport	12.6 miles
Bristol Airport	62 miles



Cities

Bridgend	0.5 miles
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Description

Queens Court consists of a modern estate of 2 opposing terraces of units with forecourt communal car parking. The units are of steel portal frame construction with concrete flooring, with each unit typically benefiting from LED lighting, an open plan production /warehouse area with a vehicular access door and WC facilities.

- Trade / industrial / warehouse unit
- Minimum eaves height: 5.0m, Maximum eaves height: 6.28m
- Roller shutter door - 3 m wide 5m high
- Warehouse 15.36m x 19.14 m
- LED Lighting

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
9 & 10	3,143	292
TOTAL	3,143	292

Specification



EPC: C (59)



Maximum clear
internal height (m):
6.28



Lighting Type: LED



Minimum clear internal
height (m): 5



Car Parking



**Units 9 - 10, Queens Court,
Bridgend, CF31 3TQ**

Sat Nav. CF31 3TQ

///also.chief.await



Viewings

Please contact Jenkins Best to arrange a viewing

Terms

The unit is available to let on a full repairing and insuring lease for a term to be agreed.

Rent

£22,000 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £19,000

Rates Payable: £9,538 per annum Based on 2026 Valuation

Legal Costs

Each party to bear their own costs.

However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable

EPC

C (59)

VAT

Applicable

Availability

Available Immediately

Contact

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Best**
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Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

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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.