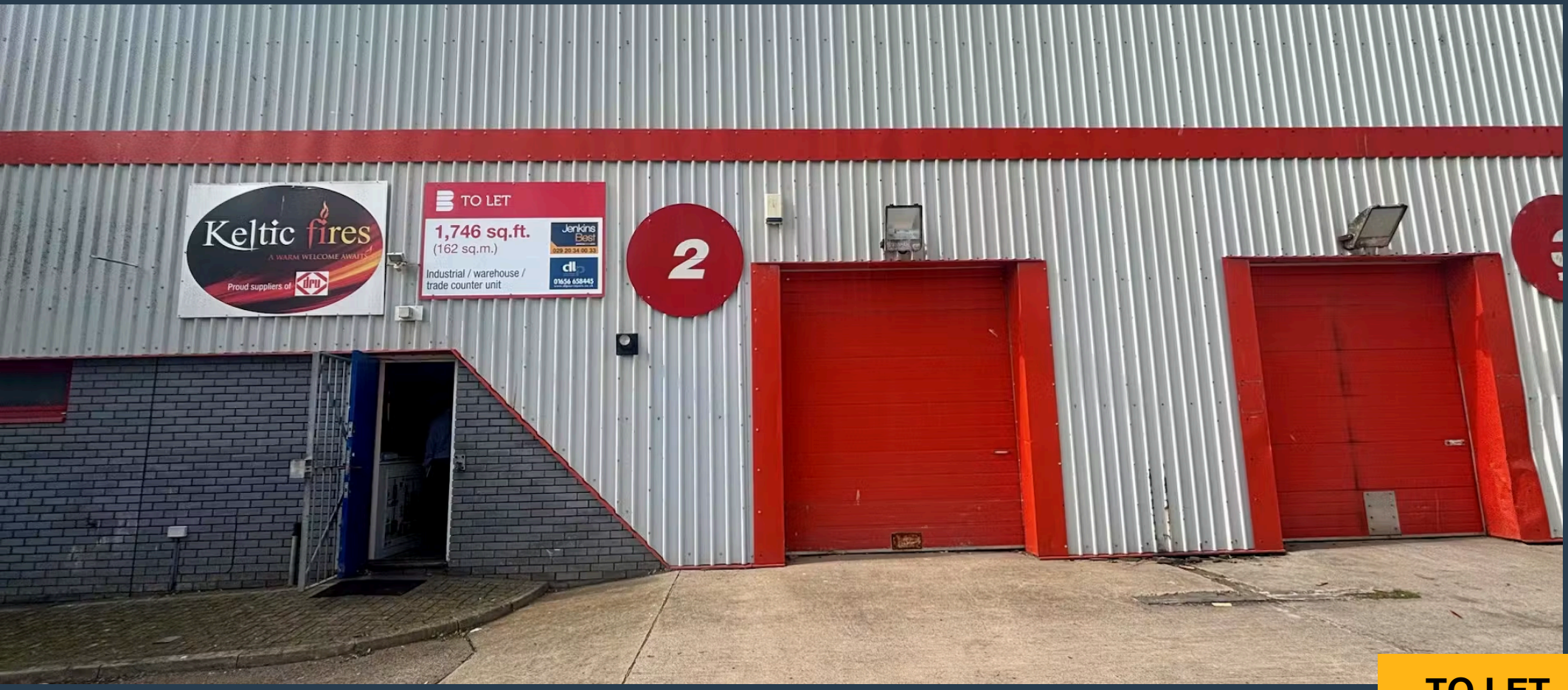
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Industrial

1,746 sq ft (162.21 sq m)



TO LET

DRAFT Unit 2, New Street, Bridgend, CF31 3UD

Well located light industrial / trade unit - New Lease available

- Located on Bridgend Industrial Estate - Strategic South Wales location
- Nearby occupiers include Screwfix, Greggs, Toolstation, Johnstone Paints and Benchmarx
- Terraced - light industrial / trade unit
- Excellent road access - close proximity to M4 (J.35 and 36)
- Unit currently qualifies for an element of small business rates relief (16.6%)





Size

1,746 sq ft (162.21 sq m)

Rent

£15,200 per annum plus VAT

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Location

The Bridgend Industrial Estate comprises a large mixed use development comprising a number of large 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. New Street is located to the western end of Bridgend Industrial Estate and enjoys direct access onto Kingsway, one of the main arterial routes on the estate.

Connectivity

Road

A48	0.3 miles
M4 Junction 36	2.5 miles

Train Stations

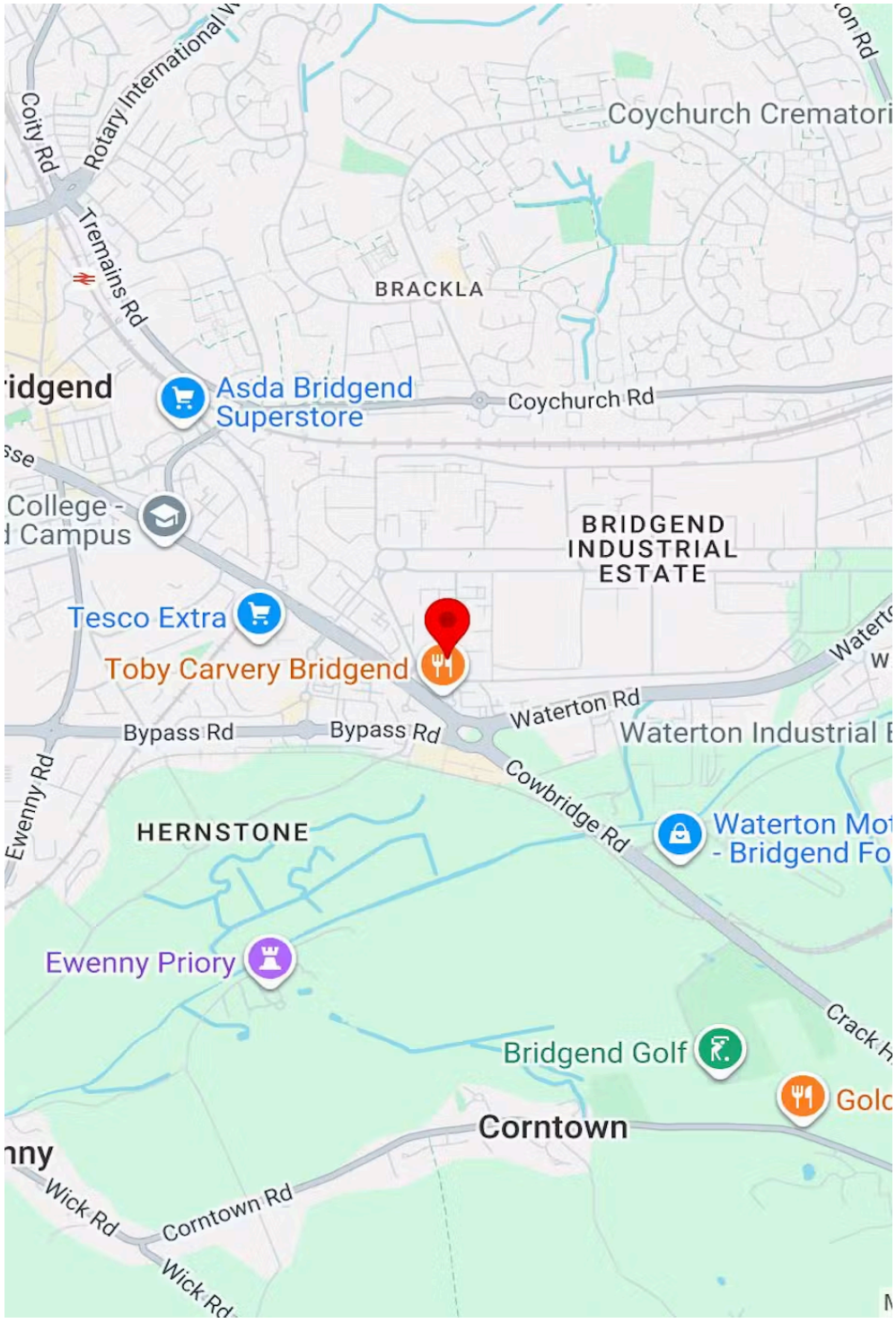
Bridgend Railway Station	0.3 miles
Cardiff Central	23 miles

Airports

Cardiff Airport	14 miles
Bristol Airport	43 miles

Water

Port Talbot	12 miles



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Description

A mid-terraced unit comprising of steel frame construction with part brick/ block and steel clad elevations and roof incorporating translucent panels. The unit benefits from a large external parking / loading area.

- Min. eaves height 3.5 metres. Max. eaves height 6.1 metres
- 3 Phase electric.
- 2 No. WC's
- Up and over door. 3 metres high by 2.5 metres wide.
- Forecourt loading and parking

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Unit 2	1,746	162
TOTAL	**1,746**	**162**

The accommodation comprises the following areas:

Specification

EPC: E (117)

Loading Doors (Surface level): 1

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Terms

Unit 2 is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£15,200 per annum plus VAT

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £11,000
Rates Payable: £5,522 per annum Based on 2026 Valuation - currently qualifies for 16.6% small business rates relief

Service charge

£1,604.03 per annum plus VAT - Budget year end March 2026

Legal Costs

Each party to bear their own costs

EPC

E (117)

VAT

Applicable

Availability

Available Immediately

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Contact

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Regulated by RICS

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All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisty itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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All terms quoted exclusive of VAT unless otherwise stated.

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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.

17/11/2026