



FOR SALE

Unit 3 Coity Crescent,
Bridgend, **CF31 3RS**

Rare opportunity to purchase - Industrial/warehouse/trade counter unit

- Immediately Available
- Workshop unit within popular terrace
- Good access to Western Avenue
- Insulated pitched roof
- Minimum eaves Height 3.19m
- Maximum eaves height – 4.63m
- Roller Shutter height - 2.4m
- Roller shutter width - 2.1m



Size

1,468 sq ft (136.38 sq m)

Price

Offers in excess of £185,000

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. Coity Crescent is situated towards the eastern end of the estate and just off Western Avenue, one of the main arterial routes on the estate.

Connectivity

Road

A473	1
M4	2.5



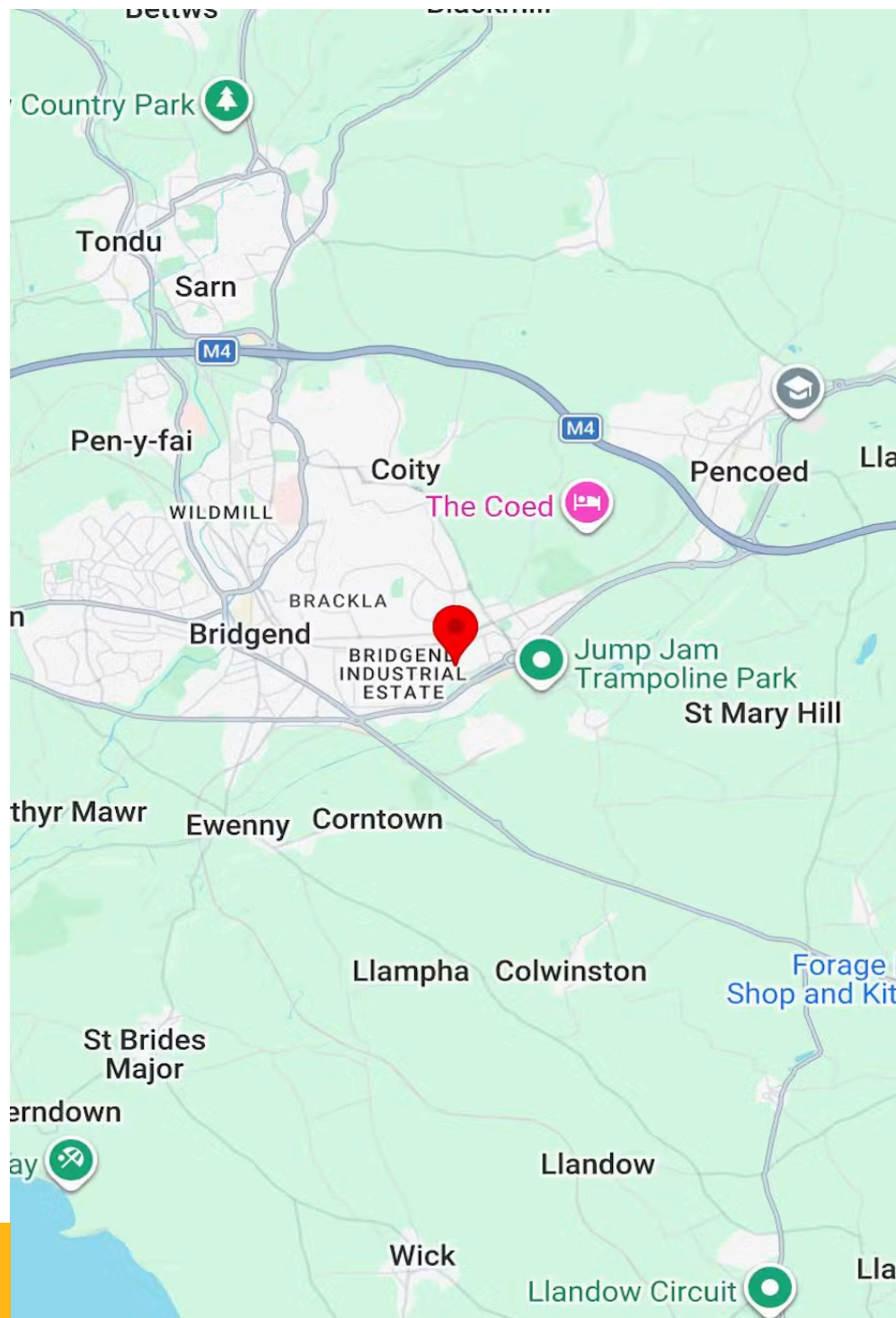
Train Stations

Bridgend station	2.6 miles
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Airports

Cardiff Airport	12.6 miles
Bristol Airport	62 miles



Description

A mid-terraced Industrial/warehouse/trade counter unit

- Steel portal frame
- Brick/blockwork & sheet elevations
- Insulated pitched roof
- Minimum eaves height – 3.19m
- Maximum eaves height – 4.63m
- Front loading door
- Roller shutter Height – 2.4m
- Roller shutter Width – 2.1m

Specification



EPC: D (83)



Maximum clear
internal height (m):
4.63



Minimum clear internal
height (m): 3.19



Car Parking

Coity Crescent, Bridgend Industrial Estate, Bridgend, CF31 3RS



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

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Terms

Unit 3 is available by way of a new 125 year long leasehold interest with a peppercorn rent. There will be an ongoing obligation to contribute towards the wider Bridgend Industrial Estate service charge.

Price

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Business rates

Rateable Value: £9,400

Rates Payable: £4,718.80 per annum

Service charge

£2,133.39 per annum plus VAT budget contribution for the year ending March 2027

Legal Costs

Each party to bear their own costs

EPC

D (83)

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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.