

AVAILABLE NOVEMBER 25



Unit 6, Queens Court, Bridgend Industrial Estate, Bridgend, CF31 3TQ

MODERN STEEL PORTAL FRAME TRADE / INDUSTRIAL / WAREHOUSE UNIT

Summary

Tenure	To Let
Available Size	1,568 sq ft / 145.67 sq m
Rent	£11,325 per annum
Service Charge	£1,415.13 per annum Budget year ending June 2026
Rates Payable	£4,884.80 per annum Based on 2023 Valuation
Rateable Value	£8,600
EPC Rating	B (47)

Key Points

- Located on Bridgend Industrial Estate - Strategic South Wales location
- Mid terrace light industrial / trade / warehouse unit
- LED lighting and single W C
- Available November
- Excellent road access- close proximity to M4 (J.35 and J.36)
- Roller shutter door and separate pedestrian access door
- Internal pictures taken 2022

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VAT	Applicable
Legal Fees	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 Rating	B (47)

Description

Queens Court consists of a modern estate of 2 opposing terraces of units plus forecourt communal car-parking.

The units are of steel portal frame construction with concrete flooring, with each unit typically benefiting from WC , an open plan production / warehouse area with vehicular access door.

Unit 6 a mid terrace unit.

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. Queens Road 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 occupiers include Spectrum Technologies, and South Wales Police.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,568	145.67	Available
Total	1,568	145.67	

Specification

- Total Gross Internal Area 1,510 sq.ft.
- Min eaves 5.6m. Max eaves 6.9 m
- Roller shutter door - 3m wide 4.9m high

Viewings

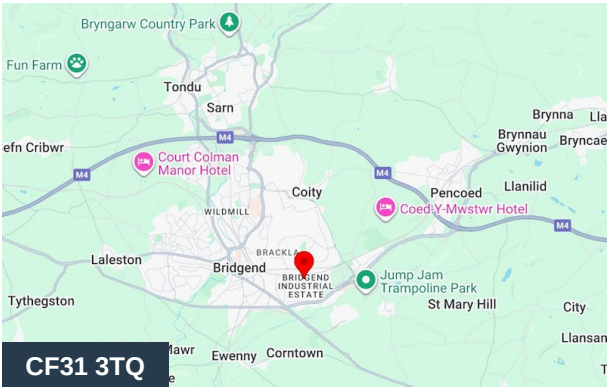
To arrange a viewing please contact Jenkins Best on 02920 340033 .

Terms

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

Small Business Rates Relief

The unit qualifies for an element of small business rates relief:



Viewing & Further Information



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