

TERRACED MODERN UNIT

Unit 1, Parc Y Bont, Brynmenyn Industrial Estate, Bridgend, CF32 9TD

PROMINENT TRADE / INDUSTRIAL / DISTRIBUTION UNIT

Summary

Tenure	To Let
Available Size	1,344 sq ft / 124.86 sq m
Rent	£12,675 per annum
Service Charge	£1,159.36 per annum Budget Year End June 2026
Rates Payable	£3,578.40 per annum
Rateable Value	£6,300
EPC Rating	Upon enquiry

Key Points

- Close proximity to Junction 36 of the M4 Motorway
- Terraced unit with forecourt loading / parking
- Unit currently qualifies for a large element of small business rates relief
- New LED lighting
- All mains services available (gas not connected)

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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.
Estate Charge	£368.95 per annum approximate insurance premium for year ending June 2026
EPC Rating	Upon enquiry

Description

The unit is of steel frame construction with brick/block elevations over clad with profiled steel sheet, incorporating double glazed aluminium framed window units and steel roller shutter door.

Pitched roof surfaced with profiled sheet steel.

Externally there is a concrete surfaced loading areas/aprons and tarmacadam surfaced car parking area.

Location

Parc-Y-Bont forms part of the well-established Brynmenyn Industrial Estate. The Estate is strategically located two miles north of Junction 36 of the M4 Motorway (Sarn Park) and four miles north of Bridgend town centre. The estate is also situated midway between Cardiff 26 miles east and Swansea 21 miles west. Occupiers on the estate includes, Howdens, Robert Price, Rinus Roofing and Sunbelt Rentals.

Specification

- Unit 1 - 1,244 sq ft. End of terrace unit with w.c. at the entrance to the development.
- 3 phase electricity
- Manual roller shutter door. 3.6 m high 3.3 m wide.
- Minimum eaves - 3.9m. Maximum eaves - 5.1m
- Forecourt loading /parking

Terms

The unit is available by way of a new full repairing lease on terms to be agreed.



Viewing & Further Information



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