Watts & Morgan

TO LET



£195,000 Per Annum

Unit 2 Kingsway Bridgend Industrial Estate CF31 3RY

• Preliminary announcement of the forthcoming availability of a modern semi-detached industrial/warehouse unit providing in total approximately 3,640sq.m (39,165sq.ft) Gross Internal Area of accommodation and having the significant benefit of being set within a large secure yard

• Located on the Bridgend Industrial Estate Bridgend County's premier business address home to both local and multi-national companies

• To be made available To Let under terms of a new FRI Lease for a term of years to be agreed at a rental of £195,000 per annum exclusive

Location
The property is situated in a highly prominent location fronting Kingsway on the Bridgend Industrial Estate, Bridgend.

The Bridgend Industrial Estate is Bridgend's premier Industrial estate located just 1 mile or so south east of Bridgend Town Centre and approximately 2½ miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway. Cardiff lies approximately 22 miles to the east and Swansea 20 miles to the west.

Description
The property briefly comprises of a modern semi-detached industrial/warehouse unit constructed around a steel truss frame, with double insulated steel colour coated cladding to roof and upper elevations and with the roof incorporating translucent light panels.

The property measures 5.55m to underside of truss.

The property has the benefit of a roller shutter door to the side elevation and a dock leveller door to the rear elevation opening out onto a large secure yard that is laid in part to tarmac, part concrete and landscaped.

A purpose built two-storey internally constructed office/ancillary wing provides for on ground floor lobby, separate works and office WC's and staff kitchen/canteen. The first floor provides open plan office space.

The property has the benefit of all mains services connected including a landlords sub-metered mains 3-phase electricity supply providing 400amps per phase.

Accomodation
The property briefly provides the following accommodation:-

Warehouse/Production Space – 3,372sq.m (36,282sq.ft)
Ground Floor Ancillary – 110sq.m (1,184sq.ft)
First Floor Office/Ancillary – 110sq.m (1,184sq.ft)
Mezzanine Office/Stores - 48sq.m (515 sqft)

Total Accommodation – 3,640sq.m (39,165sq.ft) Gross Internal Area of accommodation.

Tenure
The property is being made available To Let under terms of a new FRI Lease for a term of years to be agreed.

Rental
£195,000 per annum exclusive

Availability
To be confirmed.

Business Rates
The Valuation Office Agency website advises a rateable value of £89,500 so rates payable 2024/25 of approximately £49,662.00.

Legal Costs
Each party to be responsible for their own legal costs incurred in the transaction.

VAT
VAT is payable on Rent

EPC
Band D

Anti Money Laundering
In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Viewing
Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan LLP
Tel: (01656) 644288
Email: commercial@wattsandmorgan.co.uk
Please ask for
Dyfed Miles or Matthew Ashman



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