



£105,000 Per Annum

Unit 6B Ewenny Industrial Estate, Bridgend, CF31 3EX

- Newly refurbished industrial/warehouse unit providing approximately 1395sq.m (15,014sq.ft) GIA and having the significant benefit of being set within a secure yard.
- Located on the Ewenny Industrial Estate a strategically located privately owned estate lying just 1½ miles south of Bridgend Town Centre and 3 miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway.
- Immediately available 'To Let' under terms of a new FRI Lease for a term of years to be agreed at a rental of £105,000 per annum exclusive.

Location

Ewenny Industrial Estate is conveniently located lying just off the A473 dual carriageway 1½ miles or so south of Bridgend Town Centre and approximately 3 miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway.

Cardiff lies approximately 20 miles to the east and Swansea 20 miles to the west.

Description

The property is located on the Ewenny Industrial Estate a privately owned multi-unit industrial estate newly acquired by PMG with individual units all being refurbished and offered up For Sale/To Let.

Unit 6B comprises a modern industrial/ workshop unit undergoing a comprehensive refurbishment which will include new roof covering, roller shutter door, windows and doors. The unit provides approximately 1395sq.m (15,014sq.ft) Gross Internal Area.

The unit is set within a yard extending to approximately 1.15 acres.

Planning

The estate is allocated as an employment site allowing for B1, B2 and B8 Uses.

Grant Assistance

The property is located in a Grant Assisted area.

Tenure

The property is immediately available 'To Let' under terms of a new FRI Lease for a term of years to be agreed at a rental price of £105,000 p.a exclusive. Available For Sale on a new 999 year Virtual Freehold interest.

Sale Price

£1.425m or £1.5m with optional office fit-out.

Rateable Value

To be assessed on completion of refurbishment.

Estate Service Charge

Each owner/occupier on the estate will contribute and be responsible for a contribution to the maintenance and upkeep of the common areas of the estate including the shared access road. Details on application.

EPC

Energy Rating - Band C

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in the transaction.

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 Joint selling/letting agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288/07990 881081

Email: commercial@wattsandmorgan.co.uk

Please ask for

Dyfed Miles or Matthew Ashman

Jenkins Best

Please ask for Henry Best

Email: henry@jenkinsbest.com



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

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