

TO LET

Kingsway House, Retail Quarter

3,508 sq.ft. (326 sq.m.)

Offices



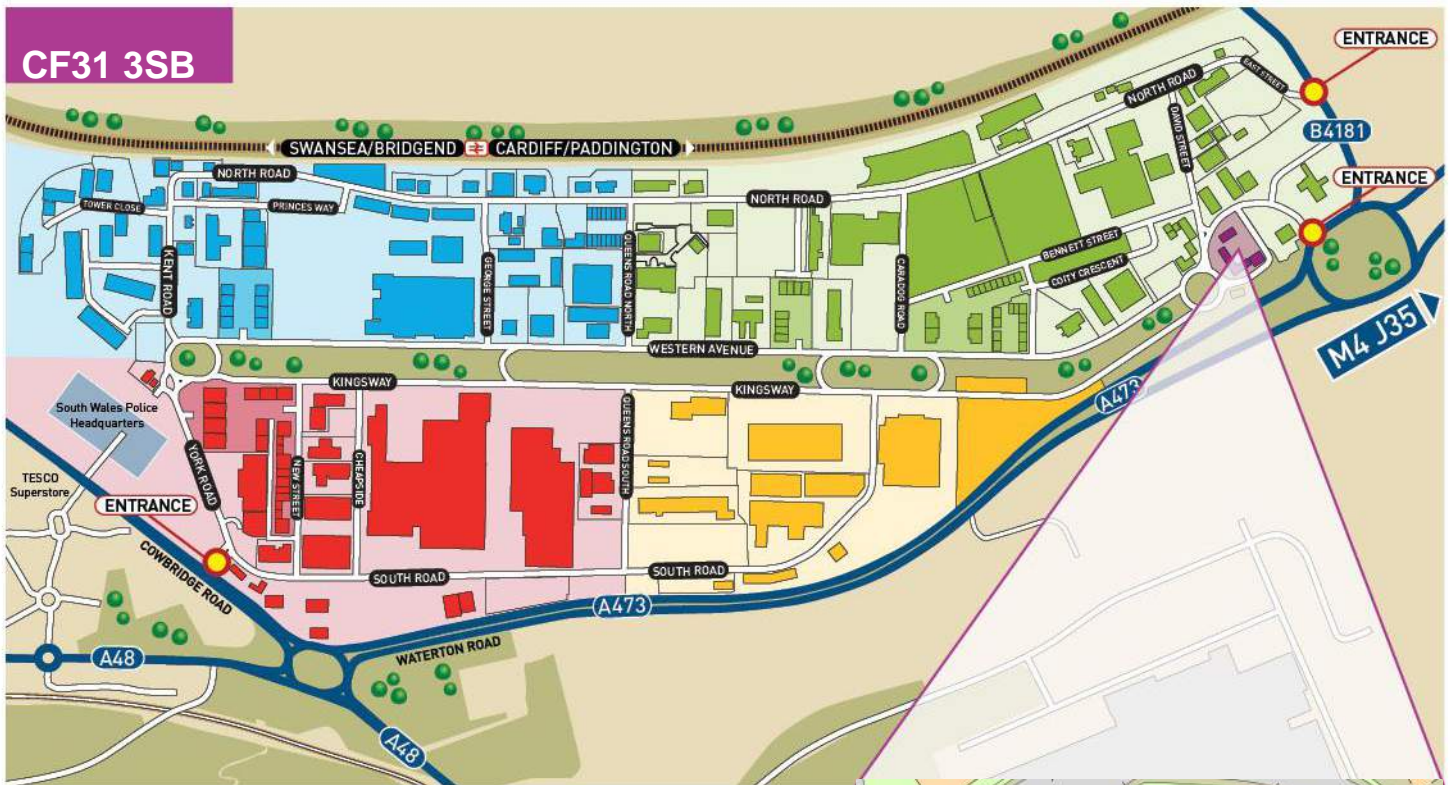
BRIDGEND
INDUSTRIAL ESTATE



- Popular mixed use location at estate entrance
- Part single / part 2-storey office accommodation
- Total area 3,508 sq ft (326 sq m)

bridgendindustrialestate.com

CF31 3SB



Kingsway House

3,508 sq.ft. (326 sq.m.)

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. The Retail Quarter is prominently located at the eastern entrance and enjoys easy access to the A473 and the main estate arterial routes – Kingsway and Western Avenue. Other occupiers in the development include Barclays and Lloyds banks, Post Office and Ladbrokes. There is also a new Marston's public house opposite.

Specification: A mid terrace part single / part 2 storey office premises comprising:

- Elevations predominantly brick with glazed frontage;
- Central heating system;
- Mix of cellular & open plan offices with wc;
- Parking for 18 vehicles

EPC: The unit has an EPC rating within "band E" (123)

Rates: Rateable value T/B/A

Services: Mains services incl. water, electricity and telecoms.

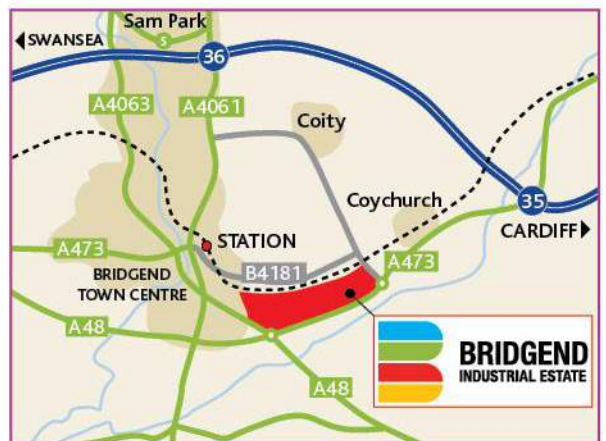
Terms: The unit is available on a new full repairing and insuring lease for a term to be agreed.

Rent: Upon application.

Service Charge: An estate service charge is payable by the tenant to contribute towards the maintenance of the common parts of the estate.

Legal Costs: Each party to be responsible for their own legal costs.

VAT: All figures quoted are exclusive of VAT which is applicable.



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2 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3 Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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