

TO LET

Plot G1 – North Road

0.7 acres (0.28 hectares)

Development / Storage Plot



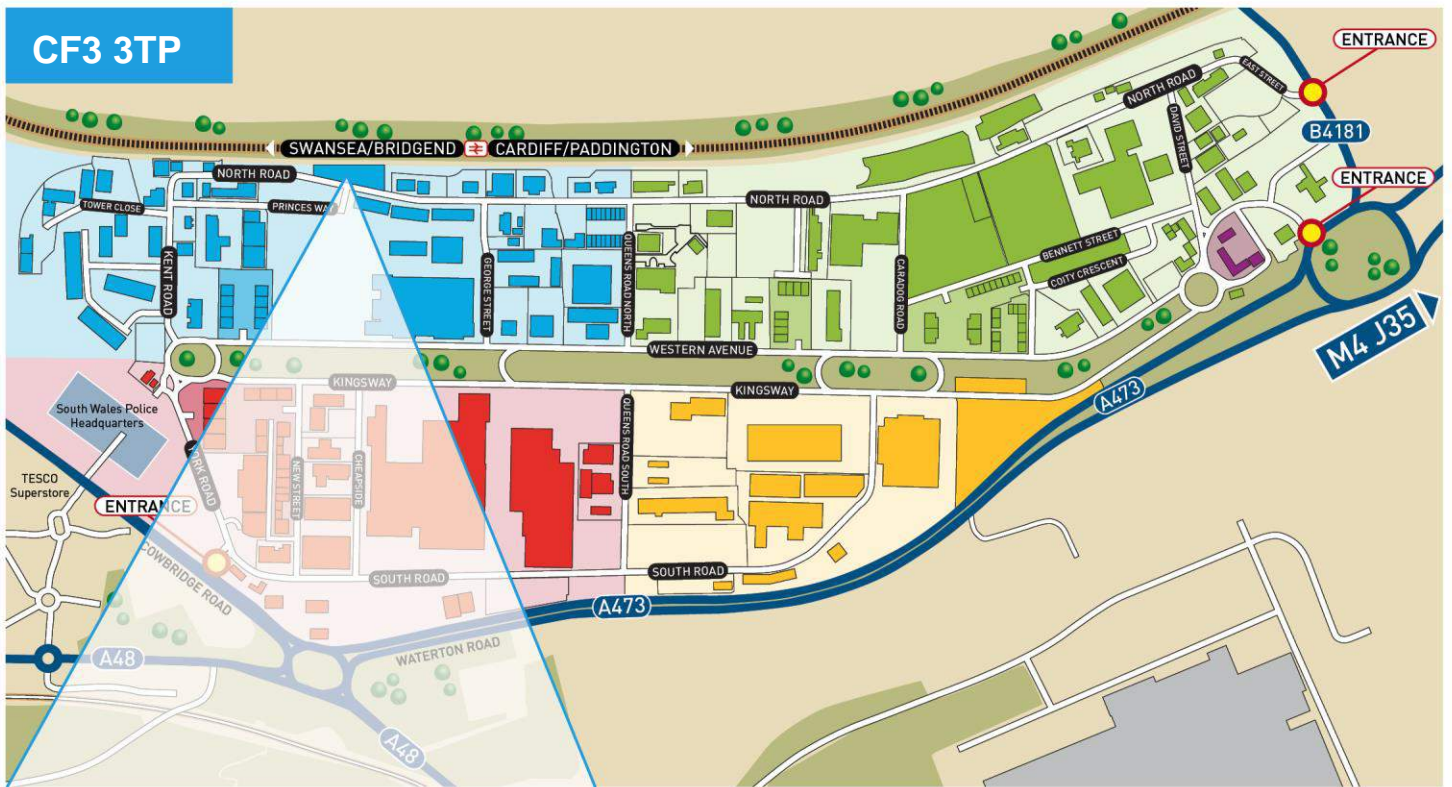
BRIDGEND
INDUSTRIAL ESTATE



- Plot suitable for development / storage (subject to planning)
- Frontage to North Road
- Immediately Available

bridgendindustrialestate.com

CF3 3TP



Plot G1 – North Road

0.7 ac. (0.28 ha.)

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. Plot G1 is situated to the north west of the estate with frontage onto North Road.

Specification:

- Suitable for development or storage;
- Generally level brownfield site;
- Frontage to North Road;
- Could be used for a variety of uses (subject to planning)
- **Rent:** Upon application.
- **Rates:** Ratable value to be assessed.

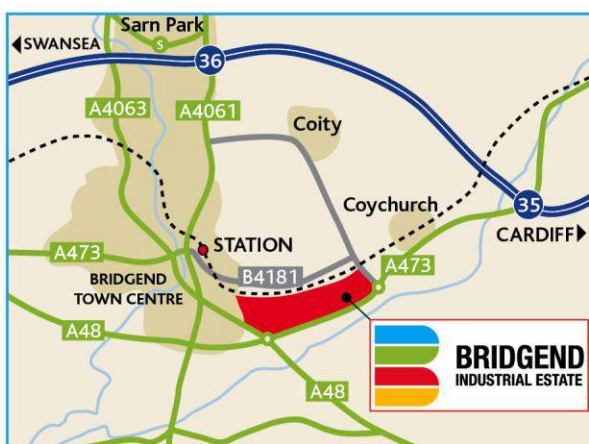
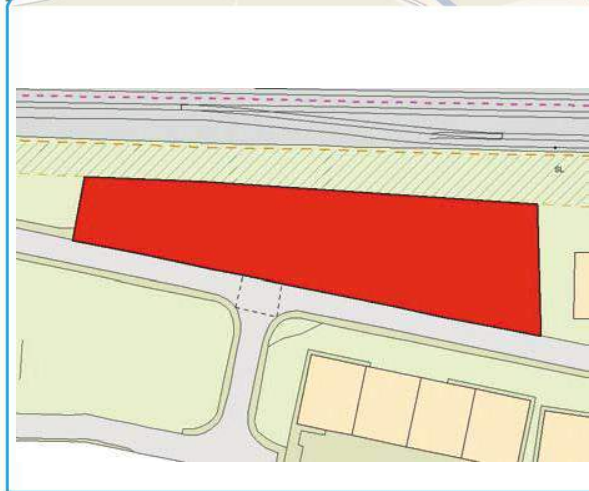
Services: Mains services including water, electricity, gas and telecoms are available in the vicinity.

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

Service Charge: All tenants contribute to a service charge for the general management of the estate and maintenance of the common area/

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

VAT: All figures quoted are exclusive of VAT.



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Property Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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SUBJECT TO CONTRACT AND AVAILABILITY – SEPTEMBER 2018