

TO LET

# Plot G7-Western Avenue

1.28 acres (0.52 hectares)

Secure fenced compound



**BRIDGEND**  
INDUSTRIAL ESTATE

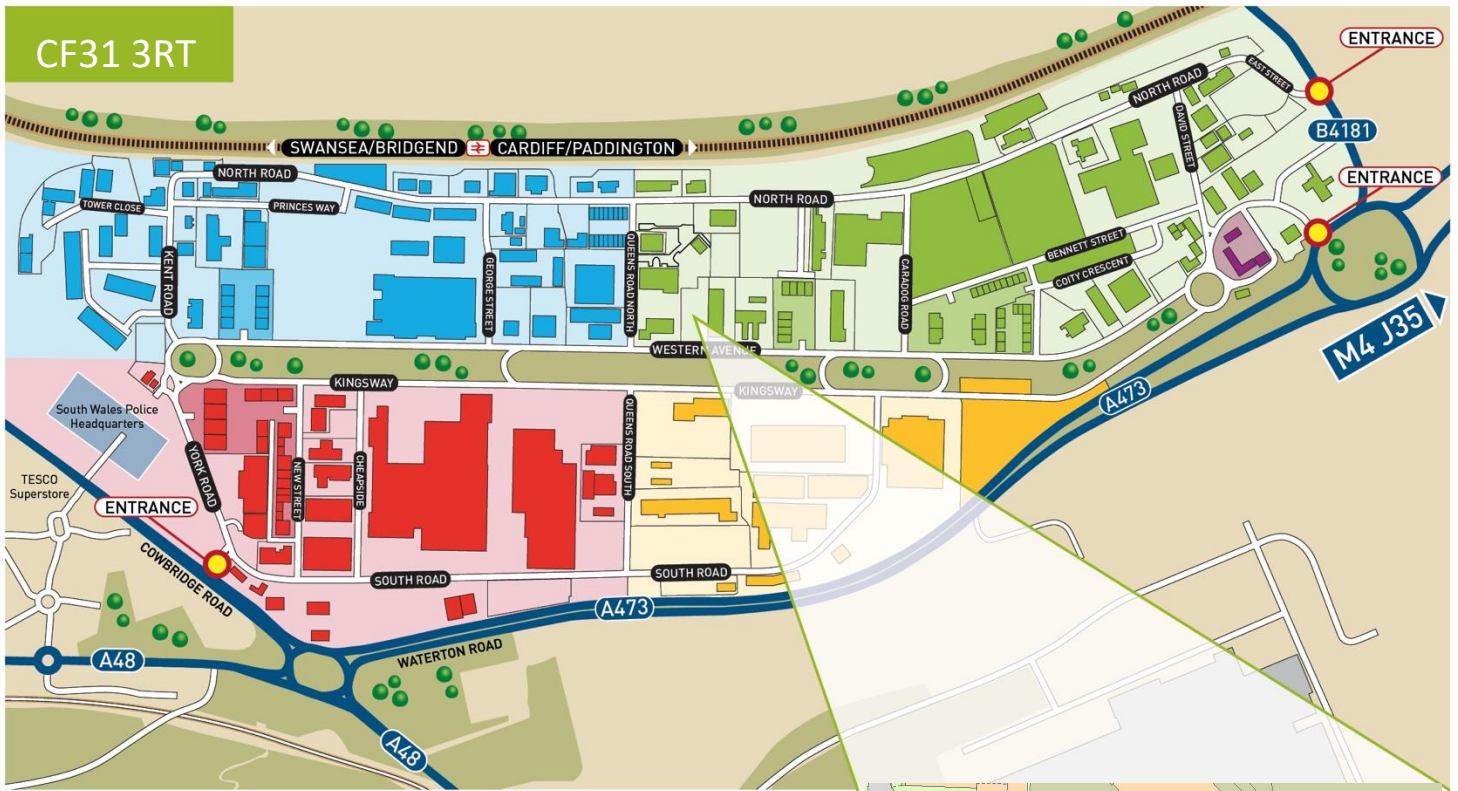


- Secure fenced compound
- Prominently situated – Frontage to Western Avenue
- Available on a new lease
- New access to be constructed by Landlord

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CF31 3RT



# Plot G7-Western Avenue

1.28 Acres (0.52 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 square feet of commercial space on approximately 300 acres. Plot G7 is located towards the centre of the estate with access direct off Western Avenue. Adjacent occupiers include Howdens and Sinclairs.

### Specification

This compound benefits from:

- Hardcore surfaced site;
- Generally level;
- Pallasade fencing;
- New access to be constructed by Landlord
- Suitable for outside storage uses.

**Services:** Mains water & electricity will be made available on site.

**Rent:** Upon application.

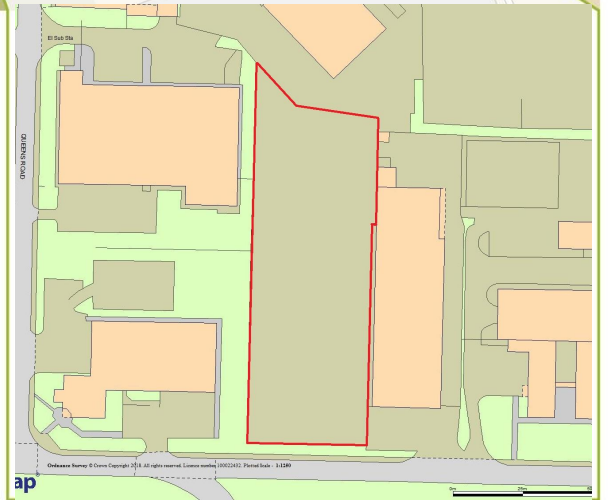
**Terms:** The site is available on a new lease for a term to be agreed.

**Rates:** Rateable value to be re-assessed.

**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.



**Jenkins Best**  
jenkinsbest.com  
029 20 34 00 33

ANTHONY JENKINS  
07768 233 919  
anthony@jenkinsbest.com

HENRY BEST  
07738 960012  
henry@jenkinsbest.com

**dlp**  
CHARTERED SURVEYORS  
01656 658445  
www.dlpsurveyors.co.uk

MICHAEL BRUCE  
07920 144 603  
michael@dlpsurveyors.co.uk

[bridgendindustrialestate.com](http://bridgendindustrialestate.com)

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Subject to contract and availability – September 2018