

TO LET

Unit 5 – Retail Quarter

1,573 sq ft (146 sq m) – can be split

Retail Unit



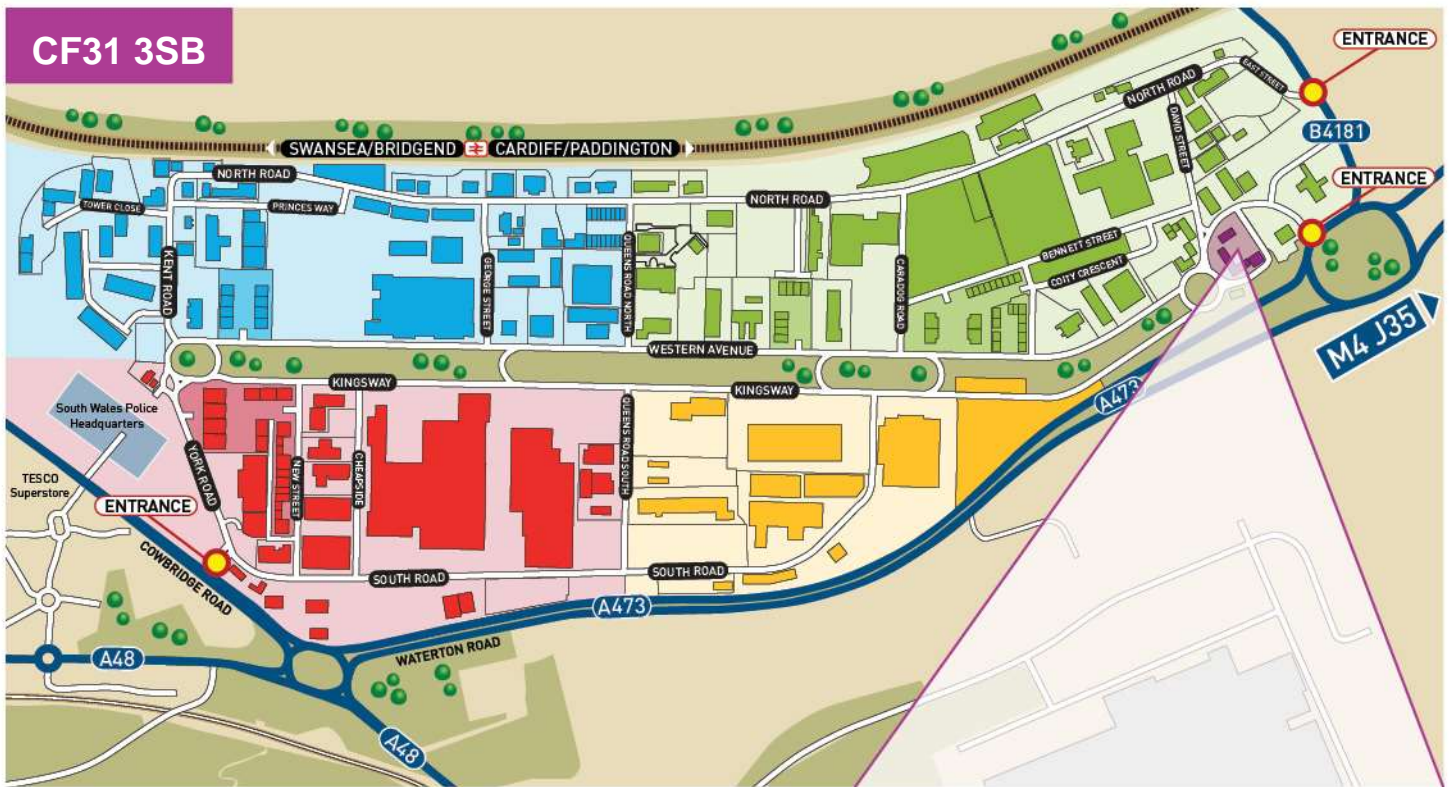
BRIDGEND
INDUSTRIAL ESTATE



- Popular mixed use location at estate entrance
- Shell finished unit -previously used as bank
- Available Early 2023

bridgendindustrialestate.com

CF31 3SB



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 of Bridgend Industrial Estate and enjoys easy access to the A473 and the main estate arterial routes – Kingsway and Western Avenue. Other occupiers in the development include a café, dentist, chiropractor, Post Office and Ladbrokes. There is also Marston's public house opposite.

Specification An end terrace single storey unit comprising:

- Elevations predominantly brick with glazed frontage;
- Single Pedestrian door;
- Open plan area with WC facilities;
- Generous shared car parking available adjacent;
- Unit can be split.

EPC: To be re-assessed.

Rates: Rateable value (2017) To be assessed

Services: Mains services inc. water, electricity and telecoms are available on the estate.

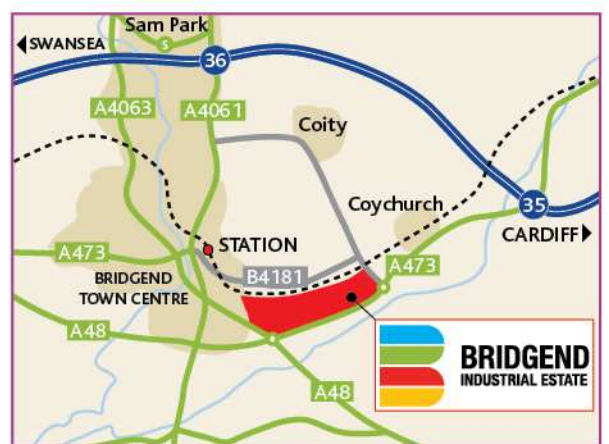
Terms: The unit is available on a new full repairing and insuring lease for a term to be agreed.

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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Misrepresentation Act 1967:
Messrs Jenkins Best and DLP Surveyors for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that
1 These particulars do not constitute, nor constitute any part of, an offer or contract.
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.
4 The vendor(s) or lessor(s) do not make or give and neither Messrs Jenkins Best, DLP Surveyors nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.
Finance Act 1969: Unless otherwise stated all prices and rents are quoted exclusive of VAT.
Property Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Designed & Produced by kubiakreative.com 09-14



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Subject to contract and availability – August 2022