

BRIDGEND
INDUSTRIAL ESTATE

The primary
business and industrial
location in South Wales
along the M4 corridor

bridgendindustrialestate.com



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The primary business and industrial location in South Wales along the M4 Corridor

Bridgend is widely regarded as one of the premier business and industrial locations throughout South Wales. Its location midway between Cardiff and Swansea has resulted in the town being the preferred location for many existing large employers including the Ford Motor Company, Sony, Bio-Met, Rockwool, Airborne Systems, Invacare and SAS International.



A range of accommodation available from 500 sq ft plus a variety of development land opportunities

Bridgend Industrial Estate

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 'retail quarter'. In total the estate extends to an estimated 3 million sq ft of commercial accommodation on approximately 300 acres.

Estate Management

The estate benefits from a pro-active estate management strategy and has developed a reputation as a well managed and attractive business environment with many long standing occupiers.

Well Established Location

Bridgend Industrial Estate is a well established location centrally situated along the M4 corridor in South Wales and is home to a wide variety of local and national occupiers.

There is a wide range of existing accommodation available from 500 sq ft as well as a number of development opportunities.

Assistance For Business

There is a wide range of assistance available to qualifying businesses located within the Borough of Bridgend. For further information and advice we recommend that occupiers contact the following:

Bridgend County Borough Council
Economic Development Unit
Civic Offices
Angel Street
Bridgend CF31 4WB
Tel.: 01656 643 643
Web: www.bridgend.gov.uk
E-Mail: business@bridgend.gov.uk

Welsh Government may be able to offer financial assistance and other support to qualifying projects.

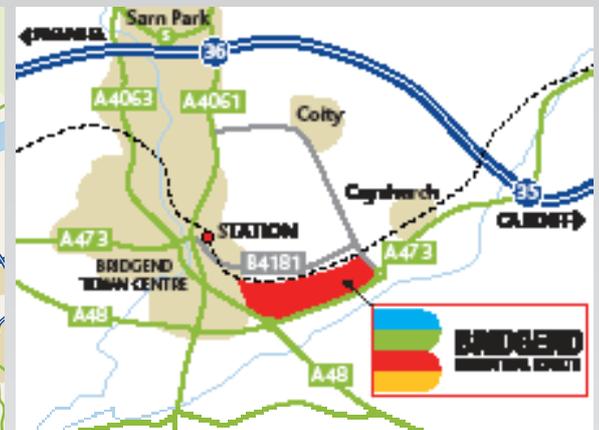
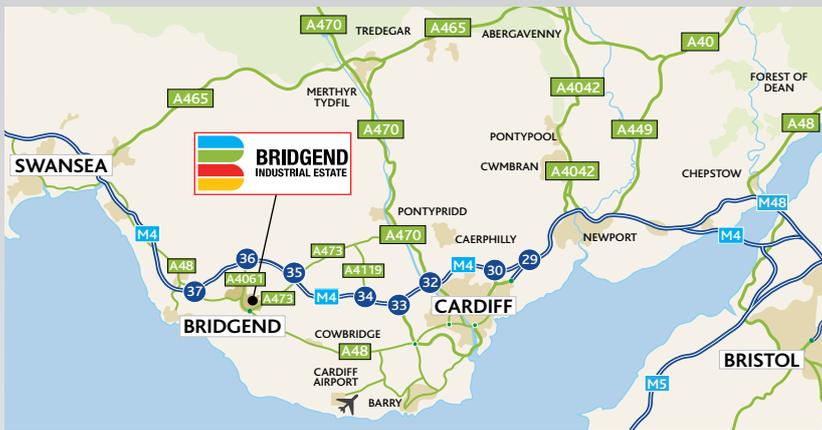
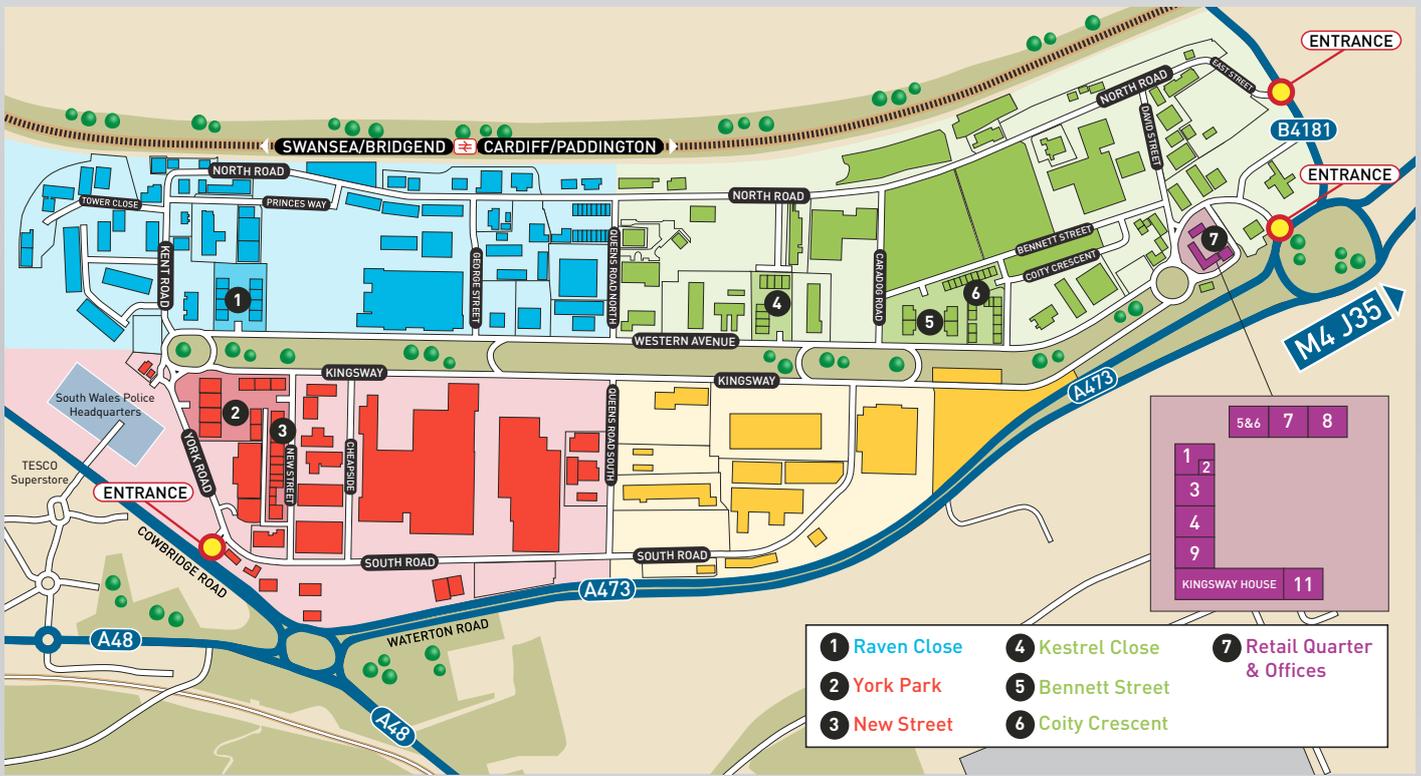
Welsh Government
Tel.: 0300 060 3300
Web: www.wales.gov.uk

Bridgend Industrial Estate is strategically situated with excellent road and rail links. It provides a well managed pleasant environment with numerous on site facilities.



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Drive Times

Cardiff	20 miles	32 mins
Swansea	26 miles	43 mins
Bristol	58 miles	1hr 08 mins
Swindon	86 miles	1hr 38 mins
Birmingham	128 miles	2hr 25 mins
London	165 miles	3hr 13 mins

Source: AA Route Planner

Rail Times

Cardiff	--	22 mins
Swansea	--	34 mins
Bristol	--	1hr 18 mins
Swindon	--	1hr 26 mins
Birmingham	--	2hr 25 mins
London	--	2hr 25 mins

Source: The Train Line



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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 1989: 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.