

TO LET

Unit 2 – Raven Close

4,446 sq.ft. (413 sq.m.)

Industrial / warehouse / trade-counter unit



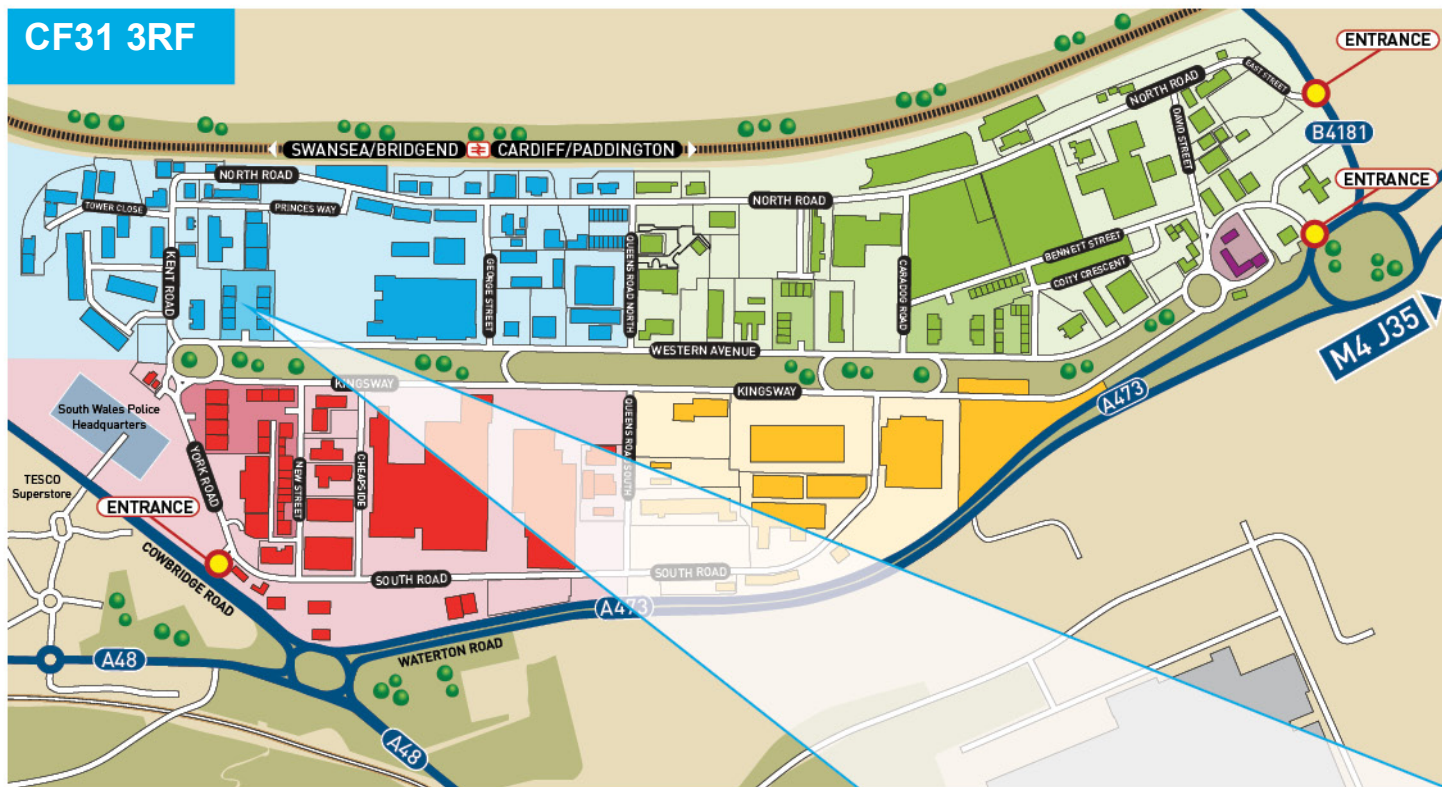
BRIDGEND
INDUSTRIAL ESTATE



- Modern Trade Counter Unit
- Popular Location fronting Western Avenue
- Tenants include Tool Station, Raven Flooring, Greggs, and Spartan Motor Factors.

bridgendindustrialestate.com

CF31 3RF



Unit 2 Raven Close

4,446 sq.ft. (413 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' extending to an estimated 3 million sq feet of commercial space on approximately 300 acres. Raven Close is situated towards the western end of the estate and is prominently situated adjacent to Western Avenue, one of the main arterial routes on the Estate. Neighbouring occupiers include Tool Station, Greggs (the bakers), Raven Flooring & Spartan Motor Factors.

Specification: A prominent mid-terrace unit comprising:

- Portal frame construction;
- Brick/block/sheet elevations;
- Insulated pitched roof;
- Vehicular access door;
- Generous car parking.

EPC: The unit has an EPC rating within "band D" (88).

Rates: Ratable value (2023) £18,250.

Services: Mains services are either connected to the property.

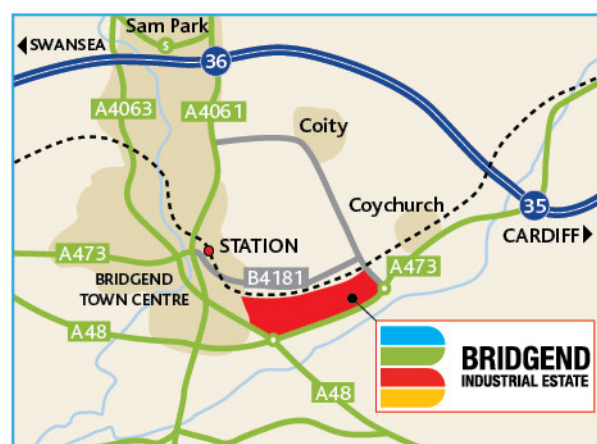
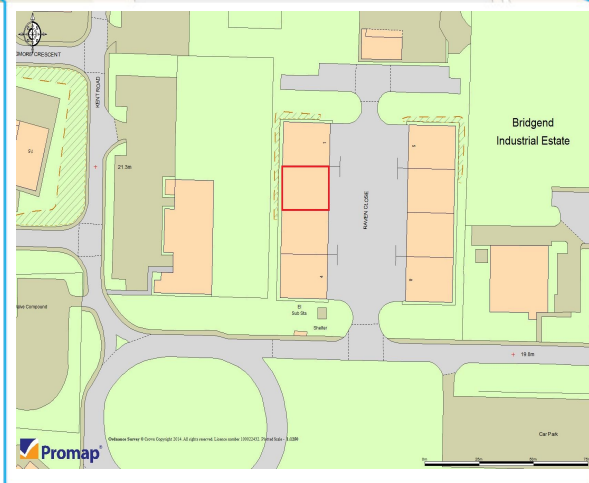
Terms: Available on a new full repairing and insuring lease for a term to be agreed.

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.



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

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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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SUBJECT TO CONTRACT AND AVAILABILITY – JUN 2025