

TO LET

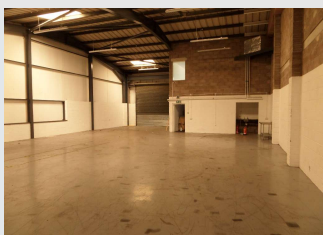
# Unit 4 – Kestrel Close

3,048 sq.ft. (283 sq.m.)

Industrial / warehouse / trade-counter unit



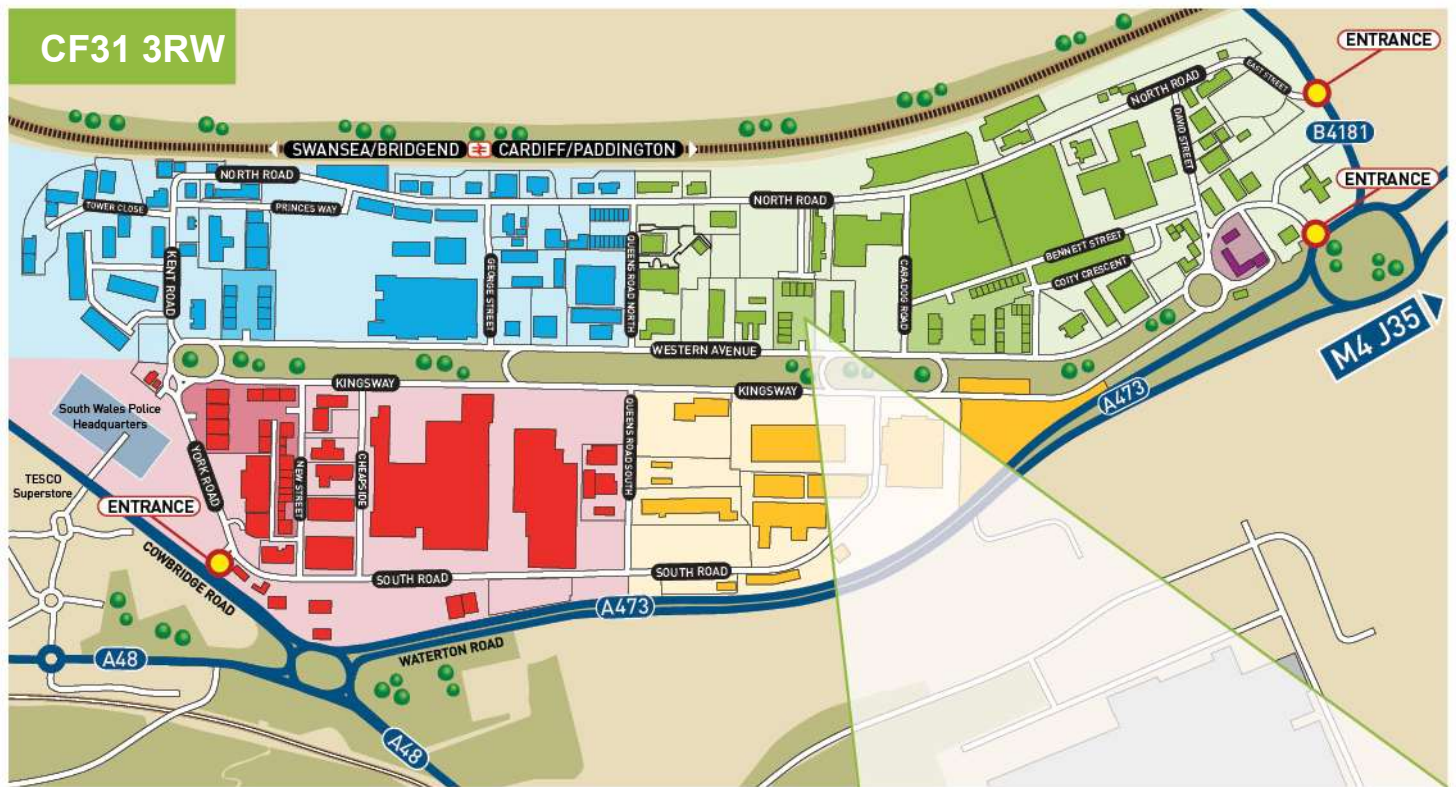
**BRIDGEND**  
INDUSTRIAL ESTATE



- Trade Counter / Workshop
- Popular Location off Western Avenue
- Available on a New Lease

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

CF31 3RW



## Unit 6 Kestrel Close

3,048 sq.ft. (283 sq.m.)

### Location

The Bridgend Industrial Estate comprises a large mixed use development of c. 300 ac. 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. Kestrel Close is centrally situated within the Bridgend Industrial Estate with direct access onto Western Avenue, one of the main arterial routes on the estate. Neighbouring occupiers include Baydale Systems, Flexitallic, & First Class Gym.

**Specification:** A mid-terrace unit comprising of:

- Steel portal frame construction;
- Front roller shutter door;
- Two storey office & WC block;
- Car parking available adjacent.

**EPC:** The unit has an EPC rating with band "D" (92).

**Rates:** Rateable value (2023) £12,250

**Services:** Mains services are connected to the property.

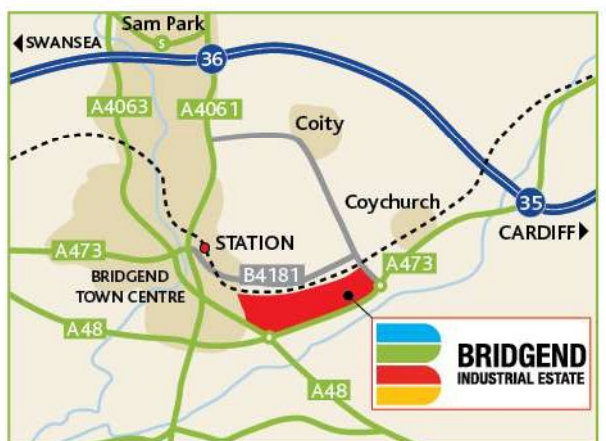
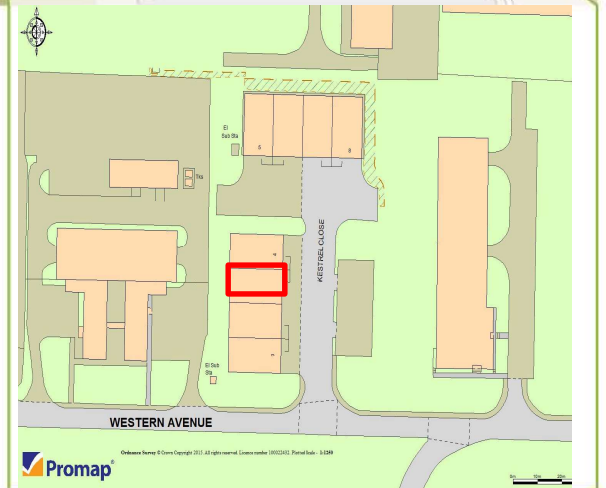
**Terms:** Available on a new full repairing and insuring lease for a term to be agreed.

**Rent:** Upon application.

**Service Charge:** An estate service charge is payable by the tenant to 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.



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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.  
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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 – JULY 2025