

# For Sale / To Let

## Large Surfaced Compound



Land Off Newlands Avenue  
Brackla Industrial Estate  
Bridgend  
CF31 1DE



## Location

The compound / yard is located on Newlands Avenue within Brackla Industrial Estate. The Brackla Industrial Estate is located just 2 miles north of Bridgend Town centre and 1 mile south of Junction 36 (Sarn Park Interchange) of the M4 Motorway. The estate is therefore conveniently located to serve both Cardiff lying approximately 20 miles to the east and Swansea approximately 18 miles to the west.

Nearby operators include **Easystore**, **Shepherds Veterinary Hospital**, **Centregreat** and **Pendragon Wales**.

## Description

The compound / yard is surfaced with perimeter fencing and gated access.

Mains services available. Tenant or purchaser responsible for connection.

## Accommodation

Approximately 2.87 acres (1.16 hectares).

## Tenure

Available on a new Full Repairing and Insuring Lease.

Alternatively, the freehold is available to purchase.

## Quoting Rent

£70,000 per annum exclusive.

Alternatively, we may consider splitting the yard at £25,000 per annum per acre.

## Purchase Price

£375,000 exclusive.

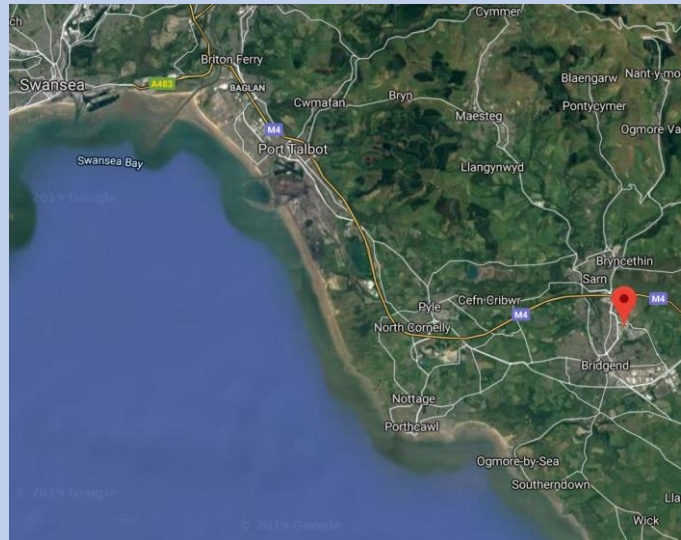
Alternatively, we may consider selling at £130,000 per acre.

## VAT

All figures quoted are exclusive of V.A.T. where applicable.

## Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



## Further Information

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