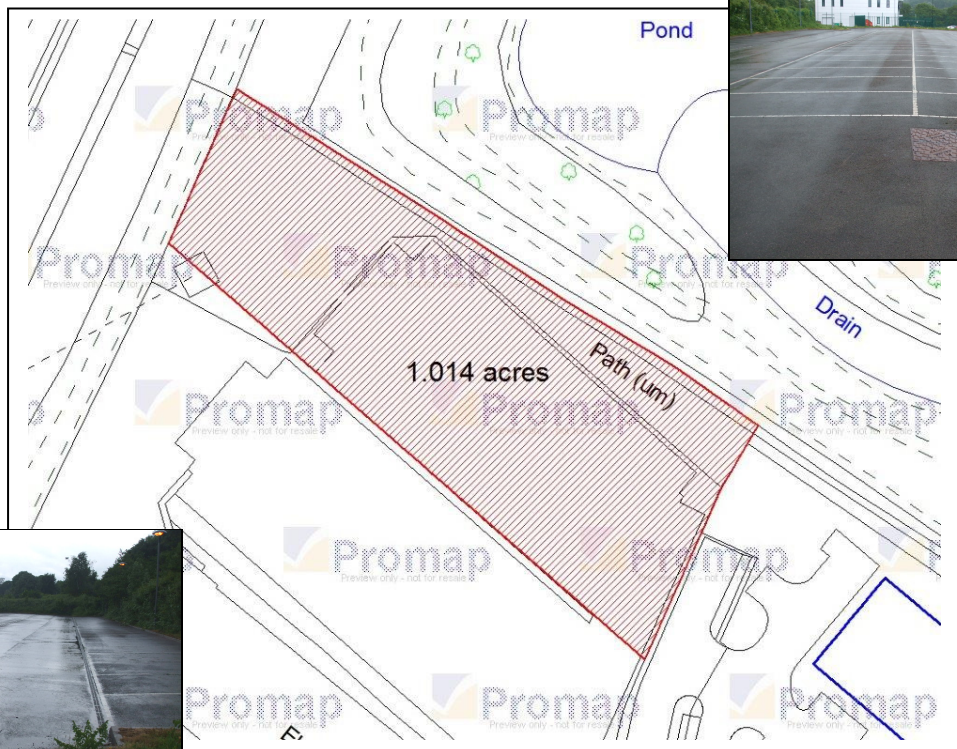


FOR SALE/TO LET

**Site Adjacent To A473,
Pencoed Business Park,
Bridgend, CF35 5HY**

Secure & Surfaced Yard/Storage Area



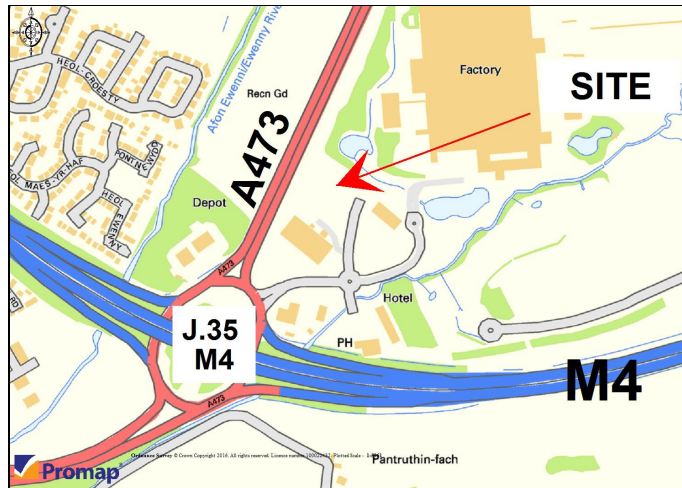
- **Total Gross Area 0.41 ha. (1.014 ac).**
- **Surfaced Area 0.23 ha. (0.57 ac.)**
- **Suitable For External Storage/Parking**
- **On Site Adjacent To A473 & Close To J35 M4**

Location (CF35 5HY)

Bridgend is one of the premier business locations in South Wales, situated midway between Cardiff and Swansea.

The site is strategically located, being within half a mile of J.35 of the M4 at Pencoed and fronting onto the A473 dual carriageway.

Other occupier in the immediate locality include McDonalds, Premier Inn, Brewers Fayre, Driving Range (vehicle sales), and Crossroads 'Texaco' petrol filling station.



Description

This comprises a surfaced yard/external storage area situated in an established commercial location close to J.35 of the M4 at Pencoed.

Situated towards the rear of the former 'Lloyds Bank' call centre (now occupied by 'ReNeuron') the site benefits from the following:

- Tarmac surface site;
- 114 marked car parking spaces;
- Securely fenced;
- External lighting;
- Separate dedicated access (planned);
- Independent electricity supply (planned);

Accommodation

	Ha.	Ac.
TOTAL SITE AREA	0.41	1.01
Surfaced Area	0.23	0.57

Mains Services

Mains electricity is connected to the site. .

User

The site is suitable for a variety of external storage purposes, and suggestions include:

- Haulage compound;
- Secure vehicle storage;
- Driving training area;
- Container storage.

Tenure

The property is held FREEHOLD.

Terms

The site is immediately available on a new lease on effective new full repairing terms for a length of lease to be agreed.

Alternatively our clients will consider a FREEHOLD sale of the site.

Rent & price upon application.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

Further Assistance For Business

For further information please contact:
Welsh Assembly Government (Business Wales)
on 03000 60 3000 www.businesswales.gov.wales

Bridgend County Borough Council on
01656 815 315 or business@bridgend.gov.uk.

Viewing

For further information or to arrange an inspection please contact the sole agents:



Michael Bruce MRICS:
Mobile: 07920 144 603

michael@dlpsurveyors.co.uk

SUBJECT TO CONTRACT

JULY 2016

IMPORTANT NOTICE

DLP gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.