

FOR SALE

**Unit D18 Western Avenue,
Bridgend Industrial Estate,
BRIDGEND, CF31 3RT**

Detached Workshop Premises Plus Land

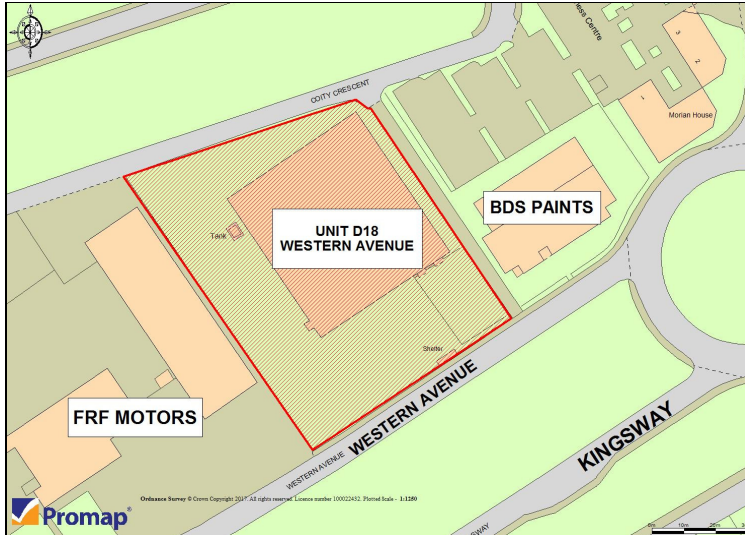


- **Detached Unit Of 2,999 sq.m. (32,286 sq.ft.)**
 - **On Site Of 0.66 ha. (1.62 ac.)**
 - **Potential For Alternate Uses**
- **Prominently Situated Close To Estate Entrance**

Location (CF31 3RT)

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

The unit is on the popular 300 acre Bridgend Industrial Estate which benefits from direct access onto the A473 dual carriageway, with J.35 to the M4 approximately 2 miles to the east.



The unit is prominently situated with frontage onto Western Avenue, one of the main arterial routes on the estate and close to the main estate entrance and retail quarter. The property is situated in-between FRF Motors, and BDS Paints.

Description

This comprises a prominently situated detached unit plus additional land suitable for expansion/display. The property is in need of refurbishment although its existing structure does offer the following:

- Double pitched truss frame construction;
- Min. eaves ht. of c. 4.3 m. (14 ft.);
- Existing elevations of block/cladding;
- Up to 5x. vehicular access doors;
- Potential 2 storey office accommodation;
- Extensive car-parking & loading yard area.

Site

The property is centrally situated within a site of c.1.6 ac..

There is undeveloped land to the side and front of the building which can offer a substantial display area with frontage to Western Avenue.

Mains Services

All mains services are available on the estate.

Energy Performance Certificate (EPC.)

To be assessed.

Accommodation (Gross Internal Areas)

| | |
|--------------------------|------------------------------------|
| TOTAL GIA | 2,999 sq.m. (32,286 sq.ft.) |
| <i>Inc:</i> | |
| <i>GF Offices/Ancil.</i> | <i>285 sq.m. (3,073 sq.ft.)</i> |
| <i>FF Offices/Ancil.</i> | <i>130 sq.m. (1,402 sq.ft.)</i> |

Further Assistance For Business

For further information please contact:

Welsh Assembly Government
(Flexible Support for Business) on
03000 60 3000.

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

Tenure

The property is held by way of an existing long 125 year full repairing and insuring peppercorn lease from 1982 (to expire 2107).

Availability & Price

The property is immediately available with vacant possession

– further details on tenure and asking price are available on request.

User

Under the terms of the lease the permitted use of the property is for Use Classes B1, & B8 (light industrial and storage & distribution uses).

However the property may be considered suitable for a variety of alternate uses (eg. Vehicle showroom, builders merchants etc.) subject to landlords and local planning authority consent.

VAT

All figures quoted are exclusive of VAT which will be charged.

Legal Costs

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

Viewing

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



Michael Bruce MRICS
Mobile: 07920 144 603
michael@dlpsurveyors.co.uk

SUBJECT TO CONTRACT

MAY 2017

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