

FOR SALE

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

Detached Workshop Premises Plus Land

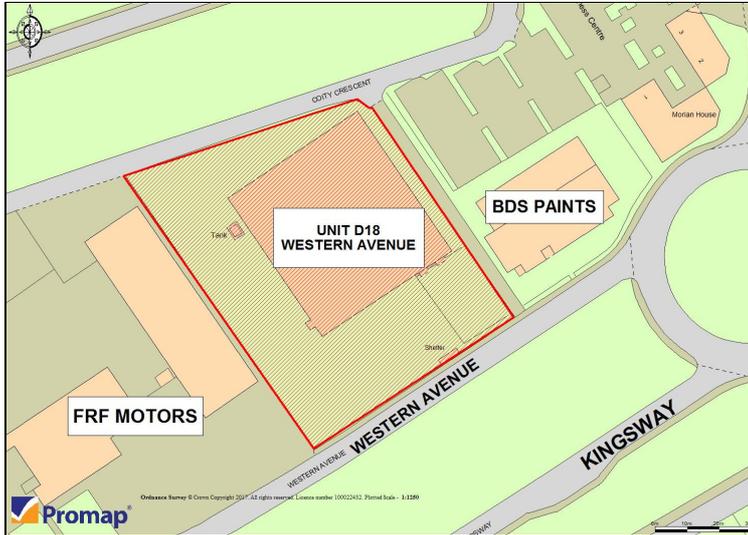


- **Detached Unit Of 2,999 sq.m. (32,286 sq.ft.)**
 - **On Site Of 0.66 ha. (1.62 ac.)**
 - **Potential For Alternate Uses**
- **Prominently Situated Close To Estate Entrance**

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.

SUBJECT TO CONTRACT

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

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.

MAY 2017