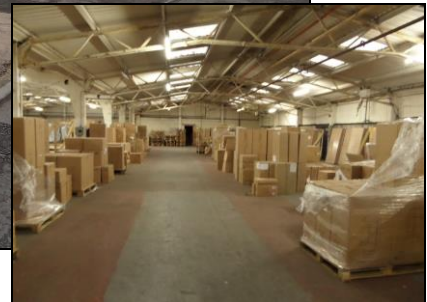


TO LET

**Main Avenue, Litchard Trading Estate,
Bridgend, CF31 2AL,**

Workshop/Stores + Ancillary Accommodation

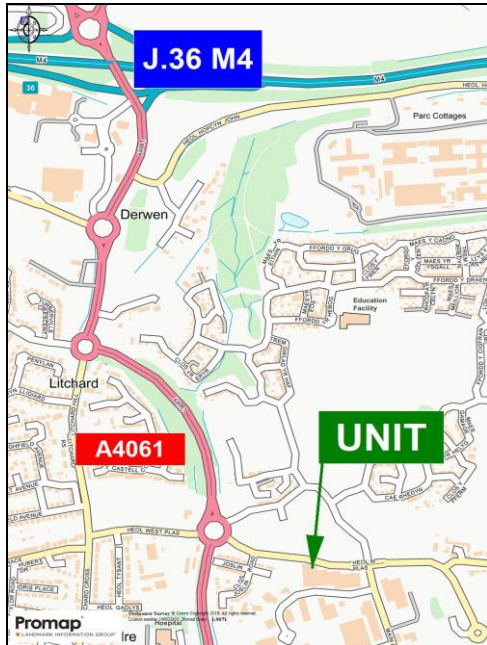


- Unit Of 2,009 Sq.M. (21,626 Sq.Ft.)
- *Including Ground Floor Ancillary Accommodation*
- Situated Within Popular Out Of Town Business Location
 - Good Access To J.36 M4

Location (CF31 2AL)

The property is situated on the Litchard Industrial Estate which is itself within the Brackla Industrial Estate, Bridgend.

It is located just off Main Avenue, which is c. 1 mile south of J.36 of the M4 at Sarn, via the A4061 dual-carriageway. The estate is directly accessed off the new B4181 Coity by-pass and opposite the large Parc Derwen housing development. Other occupiers in the immediate vicinity include Tile & Bath Store.



Description

The property comprises a semi-detached workshop of 3 bays benefitting from the following:

- Concrete framed construction;
- External profiled metal clad elevations;
- 3x open bays;
- Pitched roofs inc. translucent panels;
- Concrete floor;
- Dock loading facility;
- Additional side gate access;
- Front off-road car parking;
- Integral office and ancillary facilities;

Accommodation (Gross Internal Area)

| | Sq.m. | Sq.ft. |
|------------------|--------------|---------------|
| Bay 1 | 607 | 6,535 |
| Bay 2 | 642 | 6,912 |
| Bay 3 | 719 | 7,737 |
| TOTAL GIA | 2,009 | 21,626 |

Mains Services

The property benefits from the provision of mains services, including 3x phase electricity, mains water and drainage.

Further Assistance For Business

For further information please contact:
Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000** or

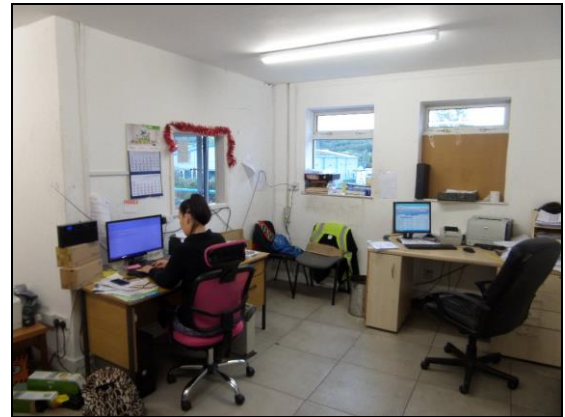
Bridgend County Borough Council on
01656 815 315 or business@bridgend.gov.uk

Business Rates (2017)

To be re-assessed.

Energy Performance Certificate (EPC)

To be assessed.



Availability

The property is immediately available with vacant possession.

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Quoting Rent

We are currently quoting an asking rent of **£70,285 pax. (£3.25 psf.)**

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.

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

OCTOBER 2018 – SUBJECT TO CONTRACT

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.