

TO LET

# Plot G10 – Coity Crescent

1.5 acres (0.61 hectares)

Development plot



**BRIDGEND**  
INDUSTRIAL ESTATE

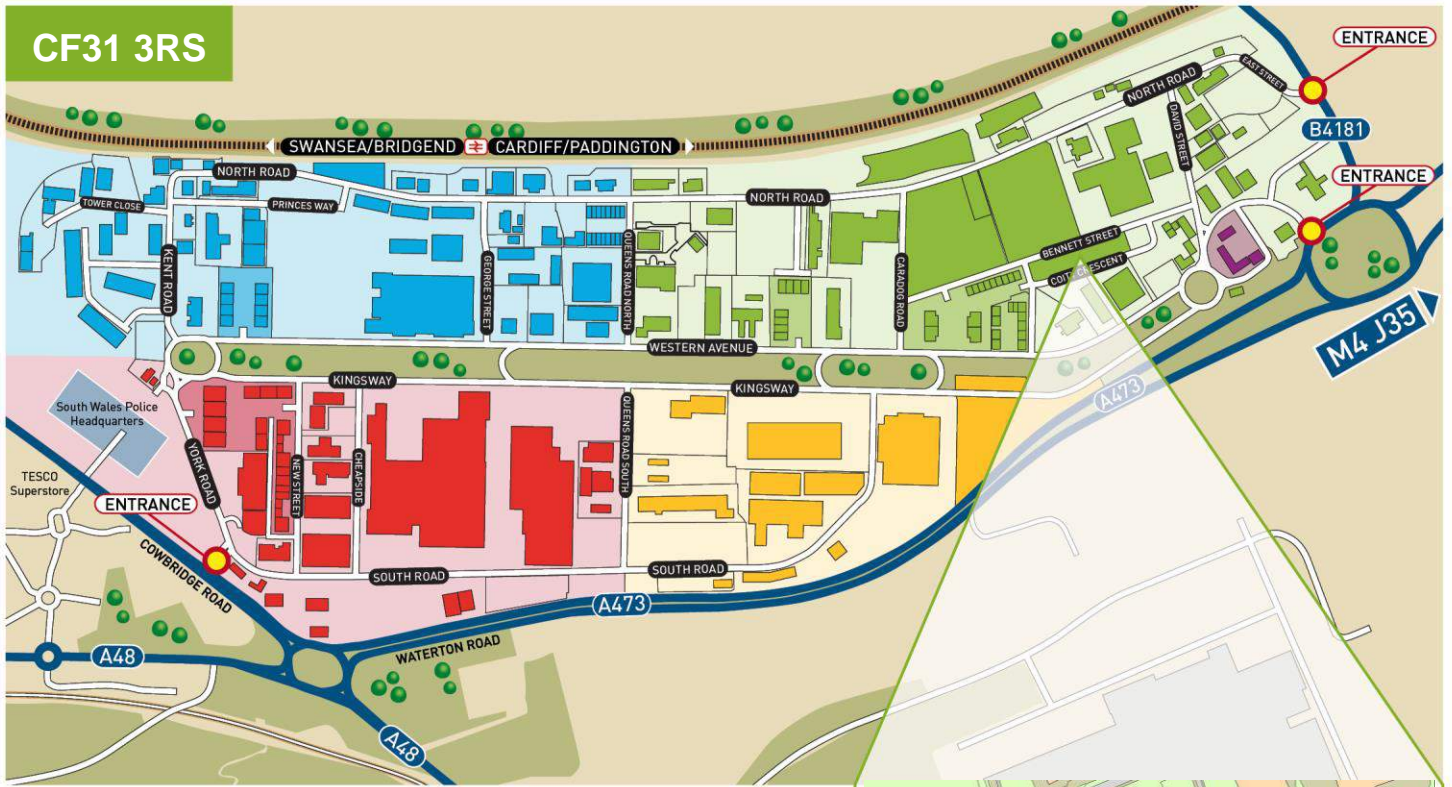


- Large plot suitable for development
- Frontage to both Bennett Street & Coity Crescent
- Immediately Available

[bridgendindustrialestate.com](http://bridgendindustrialestate.com)



CF31 3RS



## Plot G10 – Coity Crescent

1.5 ac. (0.61 ha.)

### Location

The Bridgend Industrial Estate comprises a large mixed use development comprising a number of large stand-alone industrial facilities, smaller estates, offices, development plots and a small 'retail quarter'. In total the estate extends to an estimated 3 million sq feet of commercial space on approximately 300 acres. The plot is situated towards the north-east of the estate and has frontage to both Bennett St. and Coity Crescent.

### Specification:

- Generally level brownfield site;
- A plot suitable for development;
- Frontage to Bennett St. & Coity Crescent;
- Could be used for a variety of uses (subject to planning);
- Site can be sub-divided

**Terms:** The site is available on a new ground lease for open storage purposes for a term to be agreed.

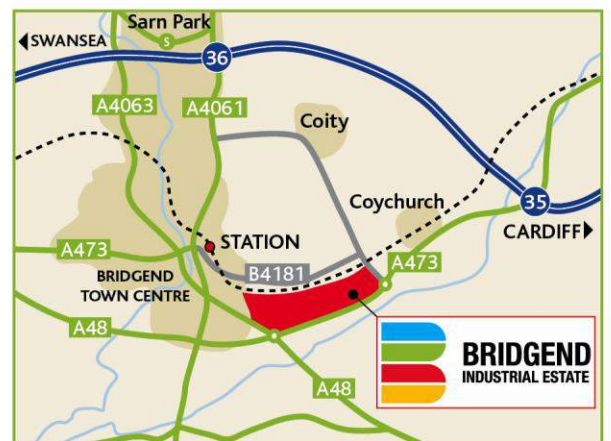
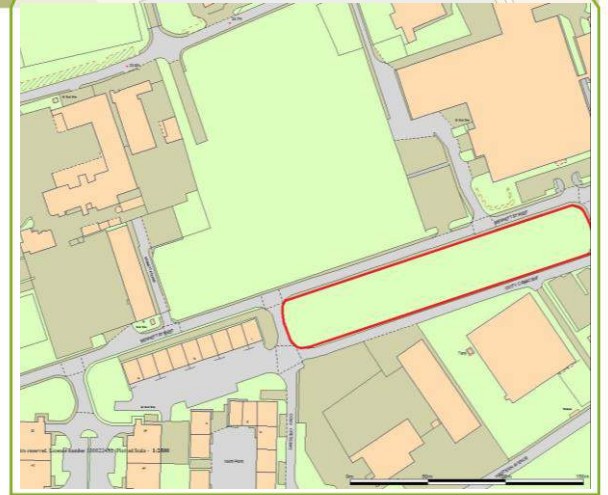
**Service Charge:** An estate service charge is payable by the tenant to contribute towards the maintenance of the common parts of the estate.

**Legal Costs:** Each party to be responsible for their own legal costs.

**VAT:** All figures quoted are exclusive of VAT.

**Services:** Mains services including water, electricity, gas and telecoms are available.

**Rent:** Upon application.



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2 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.  
3 Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.  
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Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.  
Property Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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SUBJECT TO CONTRACT AND AVAILABILITY – DECEMBER 2015