

TO LET

Plot G7-Western Avenue

1.1 acres (0.45 hectares)

Secure fenced compound



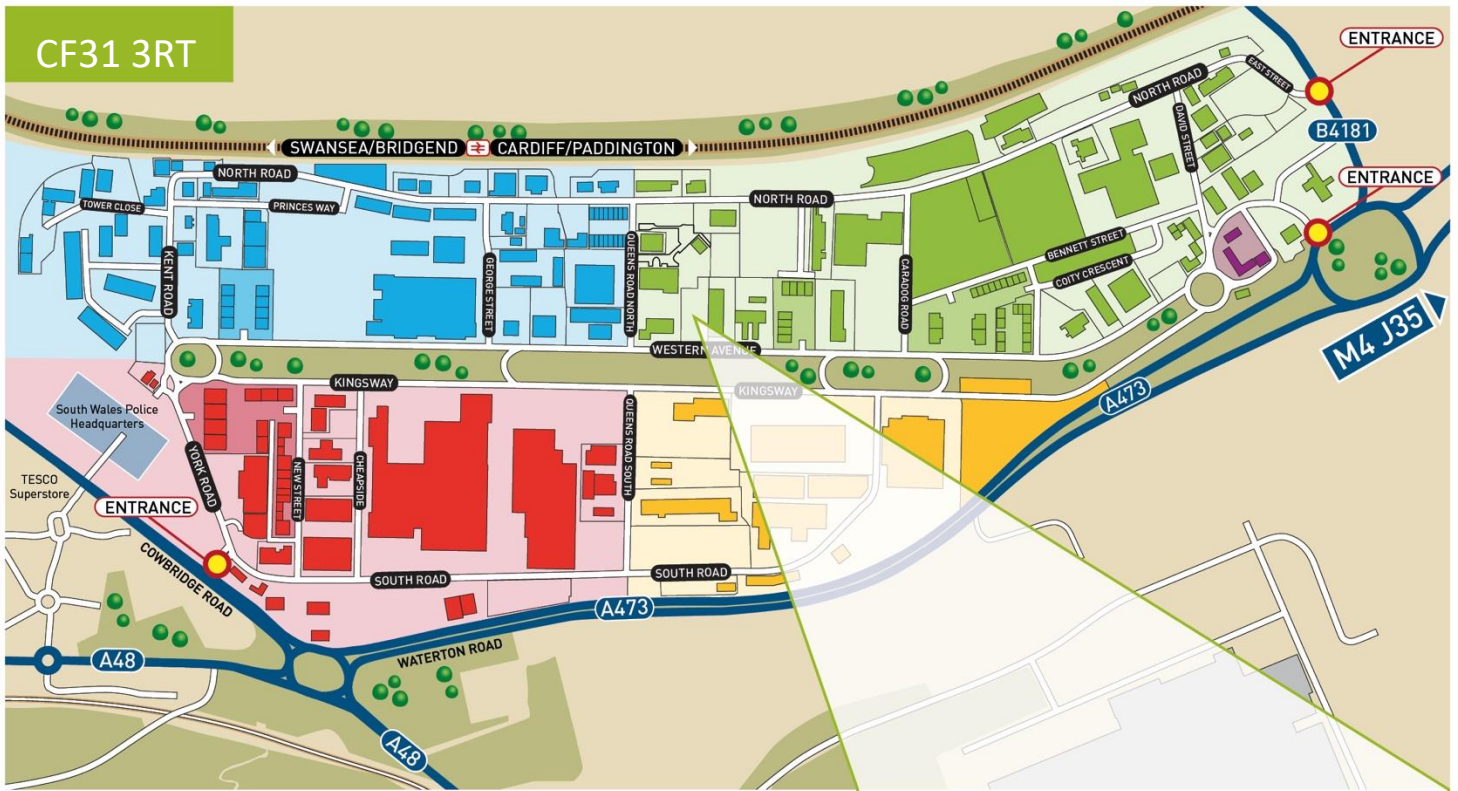
BRIDGEND
INDUSTRIAL ESTATE



- Large Surfaced Compound
- Securely Fenced With Gated Access
- Immediately Available
- Accessed From Western Avenue

bridgendindustrialestate.com

CF31 3RT



Plot G7-Western Avenue

1.1 Acres (0.45 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 square feet of commercial space on approximately 300 acres. Plot G7 is located towards the centre of the estate with access direct off Western Avenue. Adjacent occupiers include Howdens and Sinclairs.

Specification: This compound benefits from:

- Hardcore surfaced site;
- Generally level;
- Pallisade fencing;
- Access via double gate entrance;
- Suitable for outside storage uses.
- New access from Western Avenue

Services: Mains services including water electricity, gas and telecoms are available in the vicinity.

Rent: Upon application.

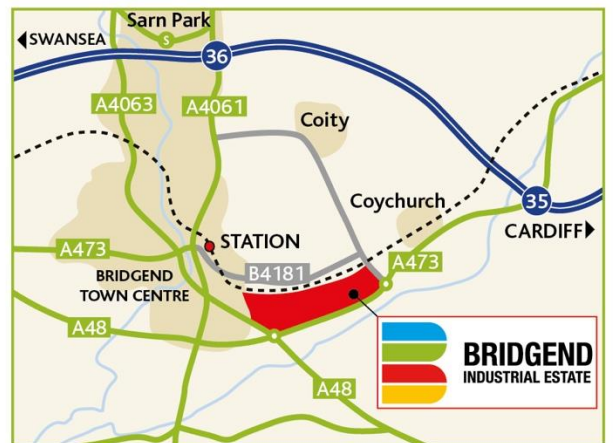
Terms: The site is available on a new lease for a term

Rates: To be assessed

Service Charge: All tenants contribute to a service charge for the general management of the estate and maintenance of the common area/

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

VAT: All figures quoted are exclusive of VAT.



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Subject to contract and availability – April 2018