

Industrial

TO LET

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

Workshop/Stores + Ancillary Accommodation

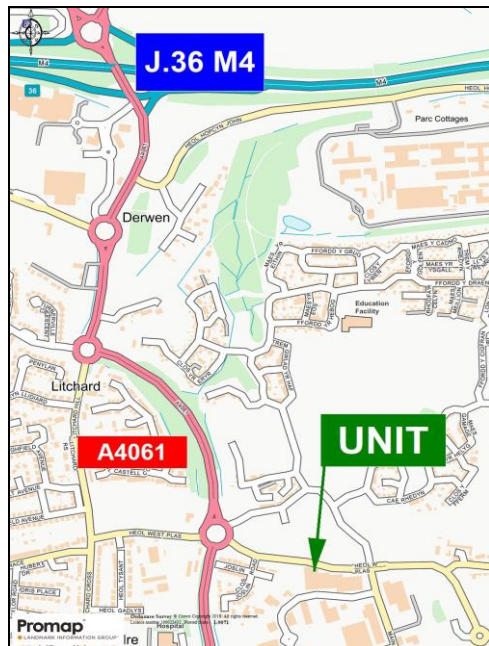


- Unit Of 2,320 Sq.M. (24,983 Sq.Ft.)
- *Additional Mezzanine Floor Also Available*
- Situated Within Popular Out Of Town Business Location
 - Good Access To J.36 M4

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 4 bays benefitting from the following:

- Concrete framed construction;
- External profiled metal clad elevations;
- *Mezzanine storage also available;*
- Pitched roofs inc. translucent panels;
- Ground floor loading facility;
- Vehicle access door 4.5m. x 5m.;
- Front off-road loading area/car parking;
- Integral 2 storey office facilities;

Accommodation (Gross Internal Area)

	Sq.m.	Sq.ft.
Bay 1	339	3,652
Bay 2	614	6,607
Bay 3	541	5,827
Bay 4	490	5,277
Ground Floor Office/Ancil	168	1,810
First Floor Office/Ancil.	168	1,810
TOTAL GIA	2,320	24,983

Mains Services

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

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 **£112,500 pax. (£4.50 psf.)**

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.



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
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JANUARY 2019 – SUBJECT TO CONTRACT

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