

## TO LET

### Extensive Storage Yard + Outbuildings, Waterton Road, Bridgend, CF31 3YR

Suitable For Variety Of Uses



- Site Of 2.26 ha. (5.6 ac.)
- Outbuildings Up To 1,804 sq.m. (19,424 Sq.Ft.)
- Good Access to A473 & J.35 M4

## Location (CF31 3YR)

Bridgend is one of the premier business locations in South Wales, situated midway between Cardiff and Swansea.

The property is situated fronting the A473 Waterton Road dual-carriageway and is located just to the south east of Bridgend town centre, within 2 miles of Junction 35 of the M4 at Pencoed.

Other occupiers in the immediate vicinity include Travis Perkins (adjacent), South Wales Police, and Wick Van Centre.



## Description

The property primarily comprises a large secure external storage area that has most recently been used as a transport/haulage yard, benefitting from the following:

- Tarmac/concrete/hard-cored surface;
- Detached office at entrance;
- Series of portal framed storage buildings;
- Automated barrier security control;
- Front car parking.

## Accommodation (Gross Internal Area)

<b>TOTAL GIA OF YARD</b>	<b>2.26 ha.</b>	<b>5.6 ac.</b>
<b>OUTBUILDINGS</b>	Sq.M.	Sq.Ft.
<b>TOTAL</b>	<b>1,804</b>	<b>19,424</b>
Inc.		
Building 1 – Office	253	2,725
Building 2 – Stores	705	7,593
Building 3 - Workshop	471	5,069
Building 4 – Stores	375	4,037

## Mains Services

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

**APRIL 2019**

**SUBJECT TO CONTRACT**

## Potential Types Of User

The property is suitable for a variety of uses, and suggestions include:

- Vehicle Sales & Storage;
- Caravan/mobile home storage;
- Transport/haulage uses;
- Storage of building materials;

Interested parties are advised to seek specific planning advice.

## Tenure

The property is available to let as a whole on flexible lease terms for a maximum period of 24 months – *to be contracted outside of the security of tenure provisions.*

## Rent

Upon application.

## Business Rates

The property has a rateable value of £ £56,500 (2017 assessment).

## Energy Performance Certificate (EPC)

To be assessed

## Business Support

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](mailto:business@bridgend.gov.uk)

## 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 letting agents:



**Michael Bruce MRICS:**

Mobile: 07920 144 603

[michael@dlpsurveyors.co.uk](mailto:michael@dlpsurveyors.co.uk)

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