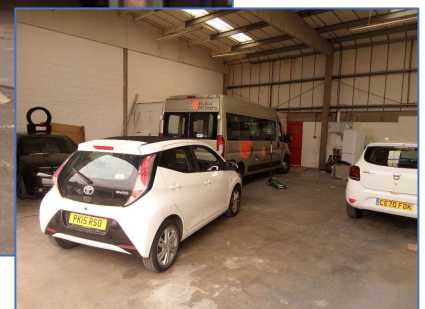


TO LET

UNITS 2 & 3 BLOCK 4 NEWLANDS AVENUE, BRACKLA INDUSTRIAL ESTATE, BRIDGEND, CF31 2DA

Modern Workshops/Starter Units



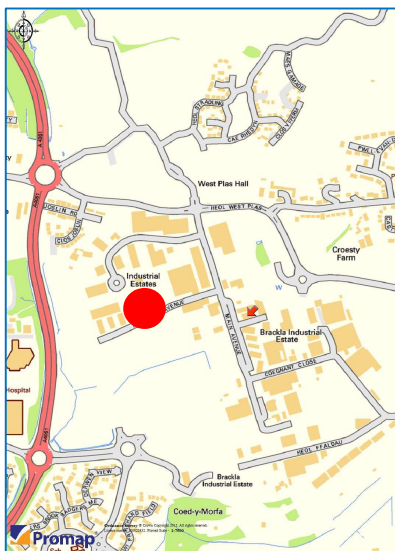
- **2x Self Contained Adjoining Units Of 1,643 sq.ft. & 1,673 sq.ft.**
 - **Conveniently Situated Within Popular Estate**
 - **Established Industrial Location close to J36 M4**

Location (CF31 2DA)

Bridgend is one of the premier business locations in South Wales, situated midway between Cardiff and Swansea. The town is also the preferred location for many existing large employers, including the headquarters for South Wales Police

The Brackla Industrial Estate is well located and accessed via the Coity by-pass with good links to J.36 of the M4 via the A4061 towards Sarn.

Newlands Avenue is at the heart of Brackla Industrial Estate and is accessed via the second right hand turn off Main Avenue next to 'K2 Gym'.



Description

Newlands Avenue comprises a mini-estate of a number of units contained within 6 terraces. Unit 2 is centrally situated within Block 3 with unit 3 an end terrace workshop (inc. additional mezzanine floor). Each unit benefits from the following:

- concrete frame construction;
- elevations of brickwork and metal profile sheet;
- pitched roof of metal profile sheet;
- min. eaves height of 16ft.;
- vehicular access doors;
- small office and wc. facilities;
- shared secure service yard.

Accommodation (Gross Internal Area)

	SQ.FT.	Sq.M.	SQ.FT.	Sq.M.
Unit 2 Block 4	1,643	153		
Unit 3 Block 4	1,673	155		
+ Mezz.	843	78		
TOTAL GIA			3,316	308
			+ mezz.	+ mezz

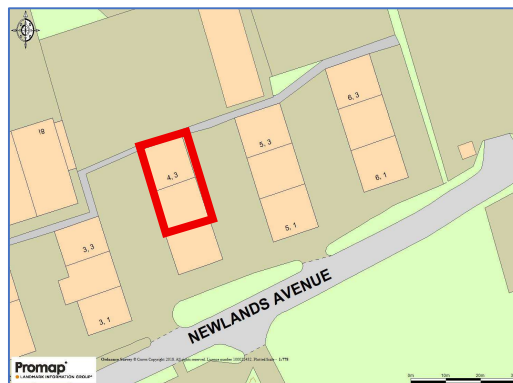
Mains Services

We understand that the properties benefit from the provision of mains services, including 3x phase electricity, mains water and drainage.

SUBJECT TO CONTRACT

User

The property is situated on the Brackla Industrial Estate, an established industrial estate for B1, B2, and B8 users.



Rateable Values

Unit 3 Block 4 £7,500 (2023)
Business Rates Payable (2025/2026) – c. £4,090 pa.*

Unit 2 Block 4 £7,200 (2023)
Business Rates Payable (2025/2026) – c. £4,260 pa.*

**Small business rates relief is available*

Estate Service Charge

A small service charge is payable by the ingoing tenant for a proportion of the costs in maintaining and upgrading the common parts of the estate.

Quoting Terms

The properties are held on existing leases which due to expire Aug./Sept. 2029. The passing rents are £12,750 pa.

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

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

For further information or to arrange an inspection please contact the sole letting agents:



Michael Bruce MRICS:
Mobile: 07920 144 603
michael@dipsurveyors.co.uk

SEPTEMBER 2025

IMPORTANT MESSAGE

DLP Surveyors Ltd 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 herein (whether text, plans or photographs) is given in good faith but should not be relied upon as being a statement 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 facilities are in good working order. 4. The photographs appearing in these particulars 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 a reference in the 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.