

FOR SALE

Unit B10 – Cheapside

16,829 sq.ft.(1,563 sq.m.)

On 1.01ac. (0.41 ha.)

Detached Industrial/warehouse unit



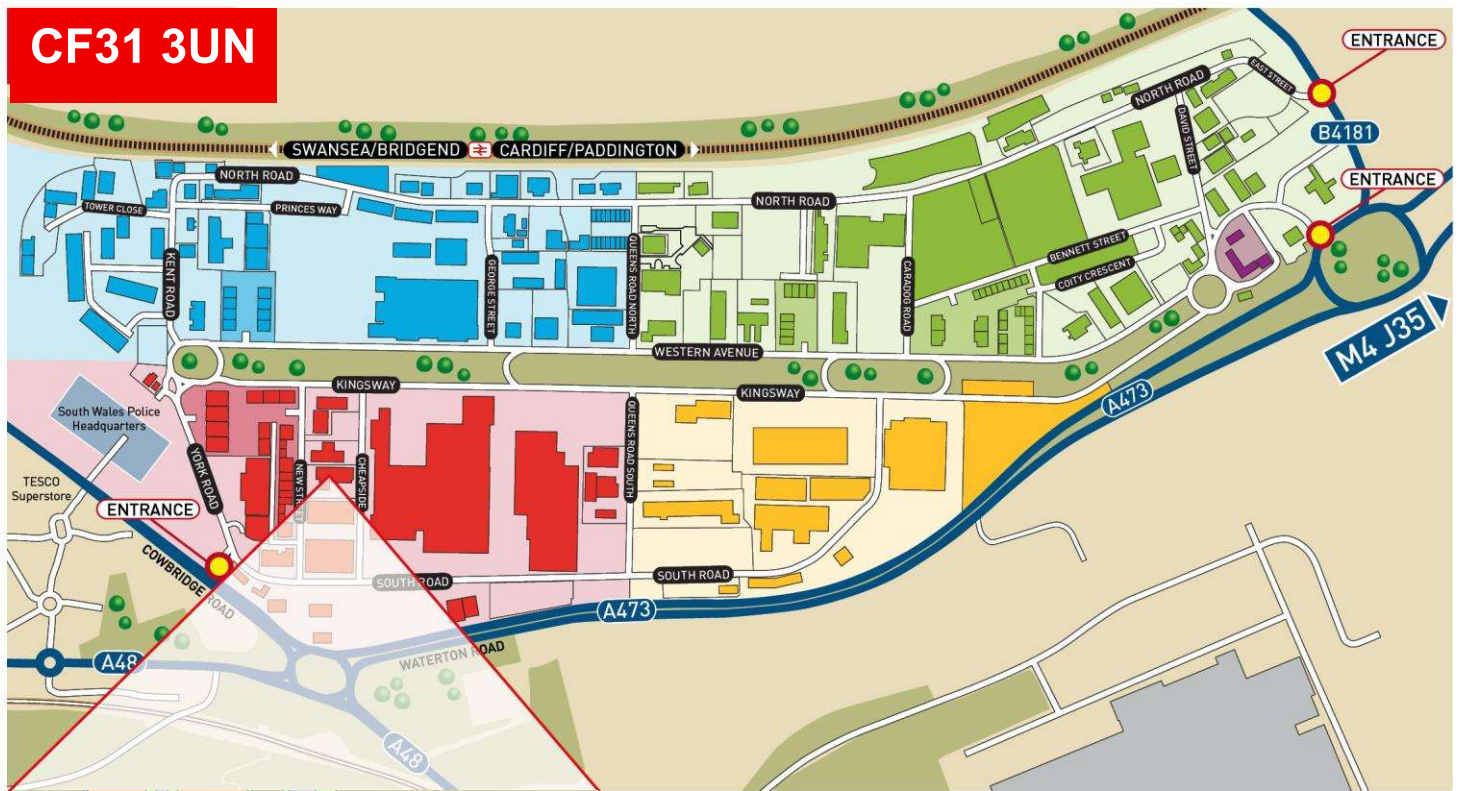
BRIDGEND
INDUSTRIAL ESTATE



- Fully Enclosed Yard With Separate Car Park
- Conveniently Situated Within Popular Estate
- Established Industrial Location close to J35 M4

bridgendindustrialestate.com

CF31 3UN



Unit B10 – Cheapside

16,829 sq.ft. On 1.01ac.

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. Cheapside is located to the western end of the Estate and enjoys direct access onto Kingsway, one of the main arterial routes on the estate.

Specification:

Detached workshop within an enclosed fenced compound:
 -Steel frame construction;
 -Min. 10m. eaves;
 - Large vehicular access door;
 - Secure loading area;
 - Office/ancillary accommodation;
 - Car parking - 28 Spaces

Service Charge: All occupiers will contribute towards the estate service charge.

Terms: Unit B10 is available by way of a new 999 year long leasehold interest with a peppercorn rent.

EPC: 99 – Band D

Asking Price: Offers are invited in excess of £1,600,000

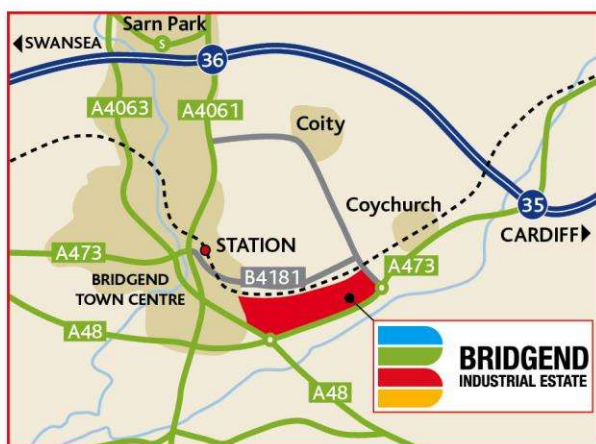
Business Rates (2026):

Rateable Value - £56,500
 Payable (2026/27) - £28,363 pa.

VAT: Applicable

Services: All mains services are available in the vicinity.

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



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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.
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SUBJECT TO CONTRACT AND AVAILABILITY – JULY 2026