

FOR SALE

Unit C5 - North Rd

6,855 sq.ft. (637 sq.m.)



BRIDGEND
INDUSTRIAL ESTATE

Detached trade/industrial unit with self contained yard



- Detached trade/workshop within secure fenced site
- Large surfaced yard of c. 0.8 ac.
- Prominently situated off North Road
- Excellent road access – close to J.35 M4

www.bridgendindustrialestate.com

CF31 3TP



Unit C5 - North Rd

6,855 sq.ft. (637 sq.m.))

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. The property is centrally situated within the northern part of the Estate, occupying a prominent position with frontage to North Road. Access onto Western Avenue, one of the main arterial routes on the estate, is via Caradog Road.

Specification: A detached portal frame unit benefitting from the following:

- Portal frame construction;
- Eaves 5.76m. rising to 6.78m;
- Electric Door 5.2m.x 3.66m;
- Secure palisade fenced site.

EPC: 93 – Band D

Business Rates (2026):

Rateable Value - £32,000

Rates Payable (2026/27) - £16,064 pa.

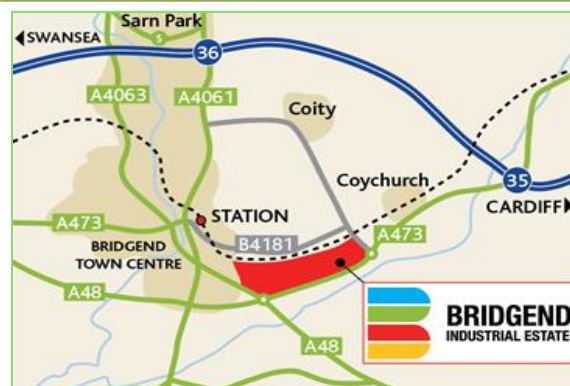
Services: All mains services are available in the vicinity.

Service Charge: All occupiers will contribute towards the estate service charge - currently £2,245 pa. (2026)

Terms: Unit C5i is available by way of a new 999 year long leasehold interest with a peppercorn rent.

Asking Price: Offers are invited in excess of £750,000

VAT: Applicable



SUBJECT TO CONTRACT JULY 2026



MICHAEL BRUCE
07920 144 603
michael@dlpsurveyors.co.uk

HENRY BEST
07738 960 012
henry@jenkinsbest.com

bridgendindustrialestate.com

Misrepresentation Act 1967:
Messrs Jenkins Best and DLP Surveyors for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that
1 These particulars do not constitute, nor constitute any part of, an offer or contract.
2 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3 Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4 The vendor(s) or Lessor(s) do not make or give and neither Messrs Jenkins Best, DLP Surveyors nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.
Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.
Property Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.