



Plot G11, Bennett Street, Bridgend Industrial Estate, Bridgend, CF31 3TP

Land To Let

Summary

Tenure	To Let
Available Size	5.30 Acres / 2.14 Hectares
Rent	£172,250 per annum
Service Charge	£3,975 per annum Budget Year End March 2025
Business Rates	To be assessed
EPC Rating	EPC exempt - No building present

Key Points

- 5.3 acres (2.14 hectares)
- Excellent road access - close proximity to M4 Motorway
- Strategic South Wales Location - Bridgend Industrial Estate
- Design & Build / Development opportunities considered

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Rent	£172,250 per annum
Business Rates	To be assessed
Service Charge	£3,975 per annum Budget Year End March 2025
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

Plot G11 is situated on the north eastern side of the estate with adopted frontage to North Road and Bennett Street. Available either on a ground lease or a long ground lease to enable development including design and build opportunities

Location

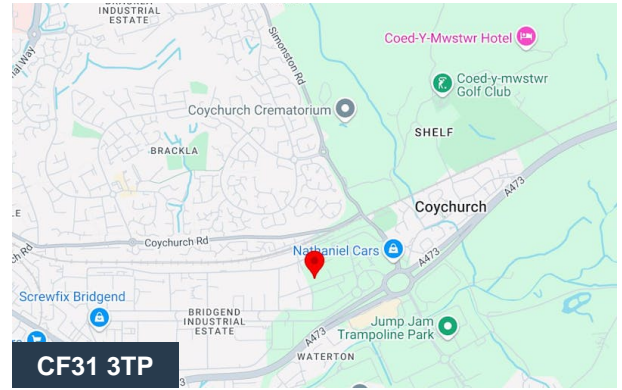
The Bridgend Industrial Estate comprises and large mixed use commercial estate comprising large stand-alone industrial /warehouse facilities and smaller multi-let estates, offices and development / open storage sites. The estate extends to approximately 3 million sq ft of floor spaces on approximately 300 acres. Bridgend is strategically located between Cardiff and Swansea and is situated just off the M4. The town has a direct mainline train service (Swansea / London Paddington) and Cardiff Wales airport is 30 minutes drive.

Specification

Well located level development / storage site
Generally level brownfield site
Frontage to both Bennett Street and North Road
Site can be sub-divided
Services / utilities not connected but available in the vicinity

Terms

The site is available by way of a new lease for a term to be agreed.



Viewing & Further Information



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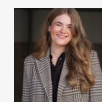
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