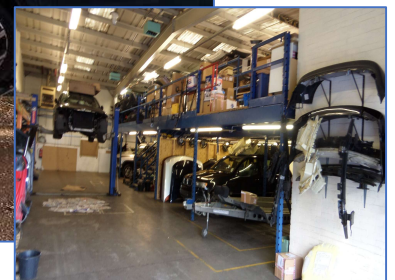


TO LET

UNIT 23 OGMORE CRESCENT, BRIDGEND INDUSTRIAL ESTATE, BRIDGEND, CF31 3TE

Mid-Terrace Workshop With Extensive Mezzanine Storage + Forecourt



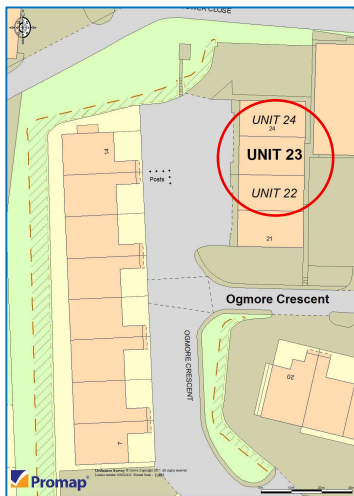
- Unit With GIA Of 4,144 sq.ft. (382 sq.m.)
- *Inc. Mezzanine Storage Of 1,141 sq.ft. (106 sq.m.)*
 - Plus Front Loading Area
- Established Industrial Location close to J35 M4

Location (CF31 3TE)

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 unit is on the popular 300 acre Bridgend Industrial Estate which benefits from direct access onto the A473 dual carriageway, with J.35 to the M4 approximately 2 miles to the east.

The unit is situated within Ogmoré Crescent towards the western end of the estate, close to York Road and the Cowbridge Road entrance to the estate. Other nearby occupiers on this part of the estate include Mirror Image, Cynin Group, Coity Engineering, and YC Plastics.



Description

Ogmoré Crescent is an established location within the Bridgend Industrial Estate that contains a variety of different types of occupiers. Unit 23 is a mid-terraced unit and benefits from the following:

- steel portal frame construction;
- electrically operated roller shutter door (3.3m. x 4.4m.);
- minimum eaves height of 4.3m. rising to 5.2m.;
- 2 storey office/ancillary accommodation;
- Extensive mezzanine storage area;
- front loading with 5 marked car parking bays;

Accommodation (Gross Internal Area)

	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.
TOTAL			4,129	384
<i>Inc.:</i>				
Main Workshop	2,470	229		
Grd. fl. offices/ancil.	199	19		
1 st Floor Office/Ancil	199	19		
Compressor Room	120	11		
Mezzanine Floor	1,141	106		

Energy Performance Certificate (EPC)

The property has an EPC rating of 99 which is within band D.

Mains Services

We understand that there is 3 phase electricity, mains gas, mains water, and mains drainage are connected to the property.

User

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

Rateable Value (2026)

Workshop & Premises	-	£13,500
Rates Payable (2026/27)	-	£6,777 pa.

Terms

The property will be available on a new full repairing and insuring lease from March 2026 for a minimum term of 3 years.

Quoting Rent

£22,500 pa.

Business Support

For further information please contact:

Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000**

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 agents:



Michael Bruce MRICS:

Office: 01656 658 445

Mobile: 07920 144 603

michael@dipsurveyors.co.uk

SUBJECT TO CONTRACT

JUN 2026

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.