

TRADE COUNTER UNIT COMING SOON



Unit 2, Raven Close, Bridgend Industrial Estate, Bridgend, CF31 3UD

MODERN TERRACED INDUSTRIAL / TRADE UNIT

Summary

Tenure	To Let
Available Size	4,446 sq ft / 413.05 sq m
Rent	£34,500 per annum
Service Charge	£2,840 per annum Budget year end March 2026
Rates Payable	£13,490 per annum Based on 2026 Valuation
Rateable Value	£23,750
EPC Rating	D (83)

Key Points

- Located on Bridgend Industrial Estate - Strategic South Wales location
- Excellent road access - close proximity to M4 (J.35 and 36)
- Forecourt loading and parking
- Nearby occupiers include Screwfix, Greggs, Toolstation, Johnston Paints, Spartan Motor Factors and Benchmarx
- Internal two storey office block

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VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	To be confirmed
EPC Rating	D (83)

Description

A modern mid-terraced unit comprising of steel frame construction with part brick/block and steel clad elevations and roof incorporating translucent panels.

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. Raven Close is located to the western end of Bridgend Industrial Estate and enjoys direct access onto Western Avenue, one of the main arterial routes on the estate. The estate is adjacent to the A473, which provides dual carriageway access to the M4 at Junction 35, 2 miles to the north. Bridgend is situated midway between Cardiff and Swansea and the county borough has a population of just over 146,000 (2022).

Specification

A mid-terraced unit measuring 4,446 sq ft (413.05 sq m) with male and female toilets and first floor open plan office.

Steel portal frame construction

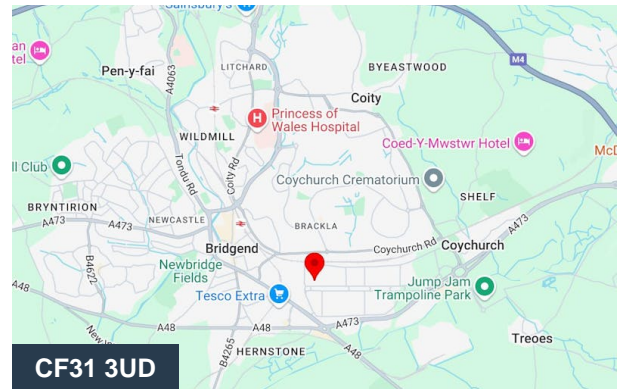
Min. eaves height 4.5 metres. Max. eaves height 6 metres.

Roller shutter door 4 metres high by 4.5 metres wide.

Forecourt loading and parking

Terms

Unit 2 is available by way of a new full repairing and insuring lease for a term of years to be agreed.



Drive Times

Cardiff	20 miles	32 mins
Swansea	26 miles	43 mins
Bristol	58 miles	1hr 08 mins
Swindon	86 miles	1hr 38 mins
Birmingham	128 miles	2hr 25 mins
London	165 miles	3hr 13 mins

Viewing & Further Information



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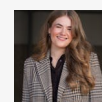
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