

TO LET

Plot G10 – Bennett Street

1.5 acres (0.61 hectares)

Development plot



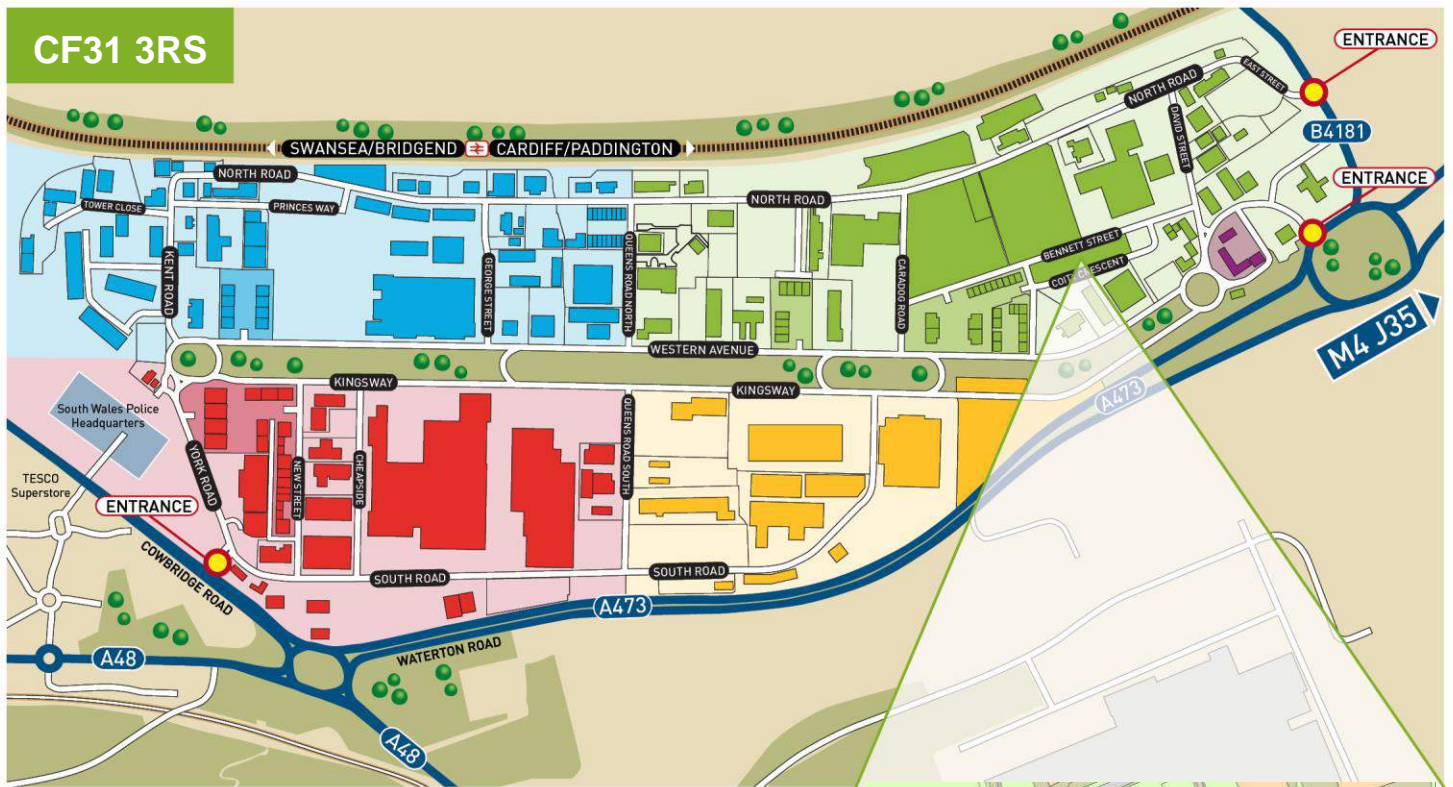
BRIDGEND
INDUSTRIAL ESTATE



- Plot suitable for development / storage (subject to planning)
- Frontage to both Bennett Street & Coity Crescent
- Immediately Available

bridgendindustrialestate.com

CF31 3RS



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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 plot is situated towards the north-east of the estate and has frontage to both Bennett St. and Coity Crescent.

Specification:

- Generally level brownfield site;
- Plot suitable for storage / development;
- Frontage to Bennett St. & Coity Crescent;
- Could be used for a variety of uses (subject to planning);

Terms: The site is available on a new ground lease for open storage purposes for a term to be agreed.

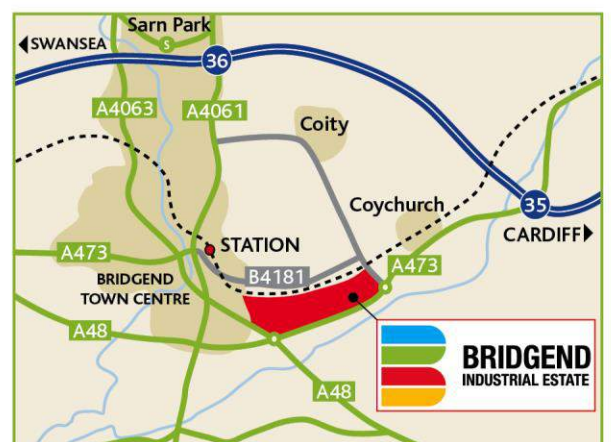
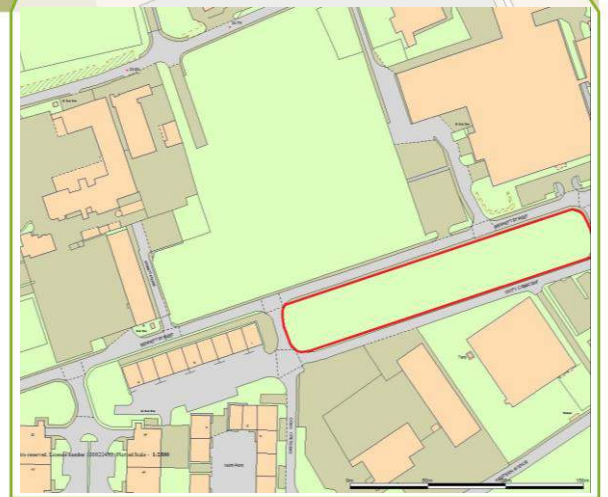
Service Charge: An estate service charge is payable by the tenant to contribute towards the maintenance of the common parts of the estate.

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

VAT: All figures quoted are exclusive of VAT.

Services: Mains services including water, electricity, gas and telecoms are available in the vicinity.

Rent: Upon application.



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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.

Designed & Produced by kubiakreative.com 11-14



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SUBJECT TO CONTRACT AND AVAILABILITY – SEP 2018