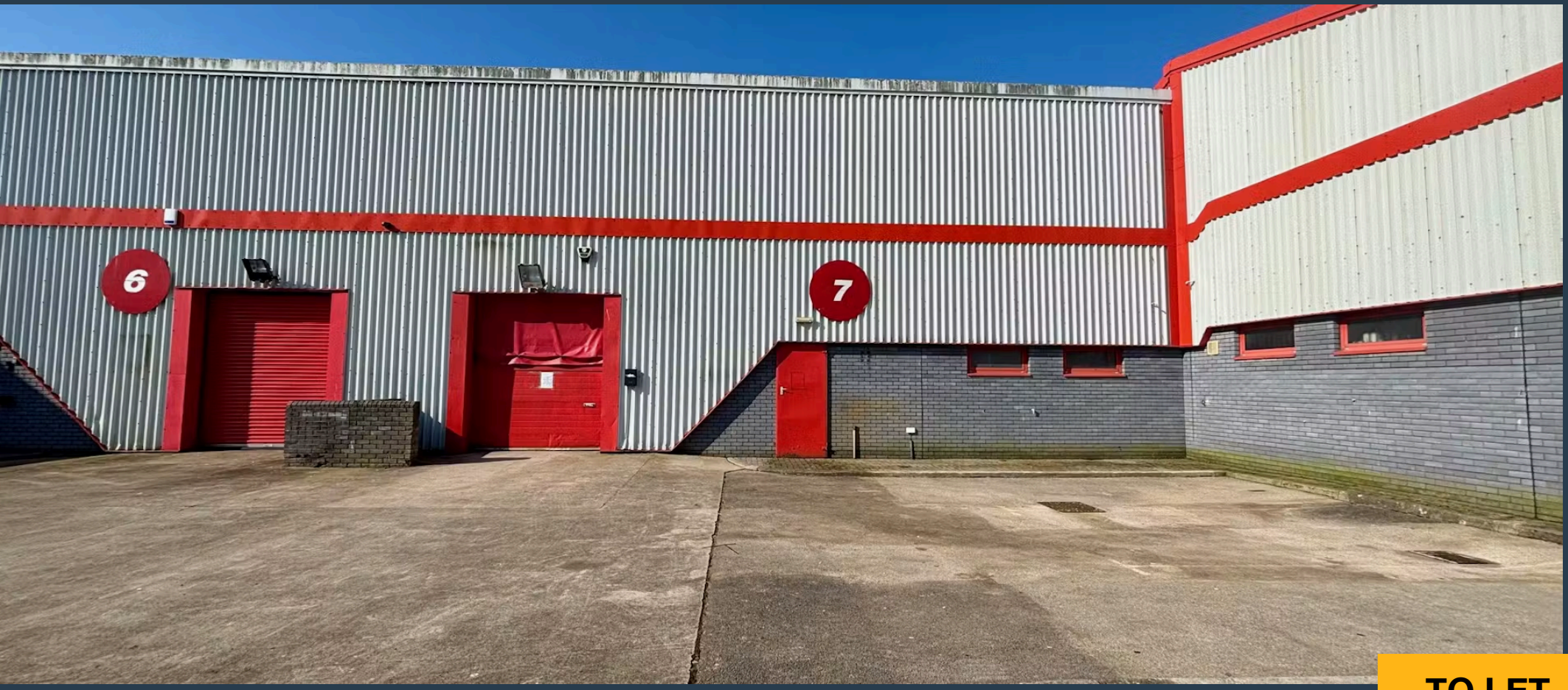
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Industrial

1,737 sq ft (161.37 sq m)



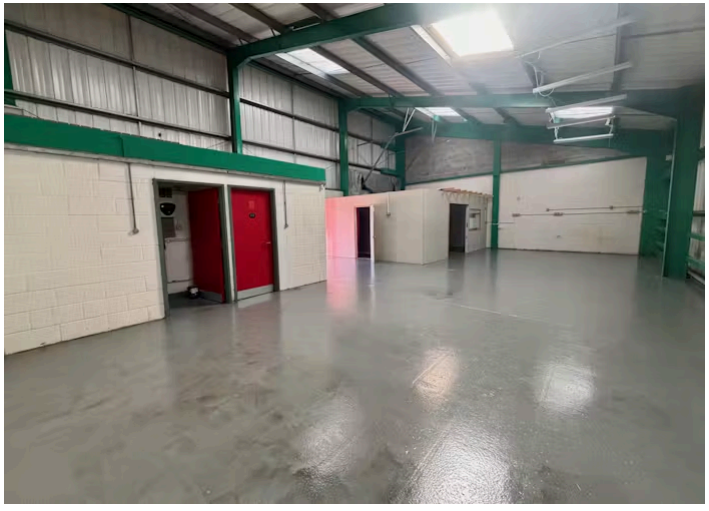
TO LET

Unit 7, New Street, Bridgend, CF31 3UD

Well located light industrial / trade unit - New Lease available

- Located on Bridgend Industrial Estate - Strategic South Wales location
- Nearby occupiers include Screwfix, Greggs, Toolstation, Johnstone Paints and Benchmarx
- Terraced - light industrial / trade unit
- Excellent road access - close proximity to M4 (J.35 and 36)
- Unit currently qualifies for an element of small business rates relief (16.6%)





Size

1,737 sq ft (161.37 sq m)

Rent

£15,200 per annum plus VAT

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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. New Street is located to the western end of Bridgend Industrial Estate and enjoys direct access onto Kingsway, one of the main arterial routes on the estate.

Connectivity

Road

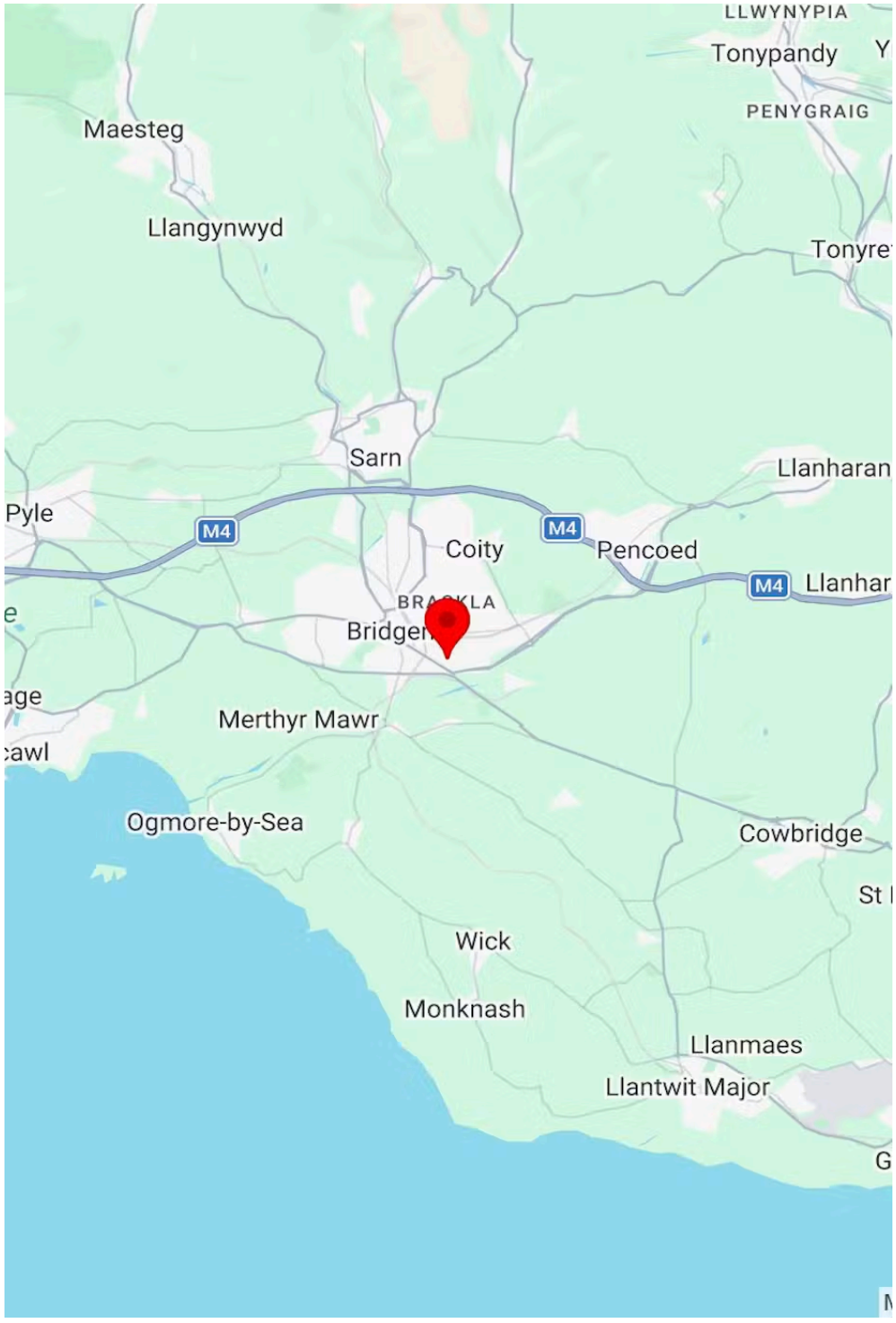
M4	2.5 miles
A473	1 mile

Train Stations

Bridgend Station	1

Airports

Cardiff Airport	12.6 miles
Bristol Airport	62 miles



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Description

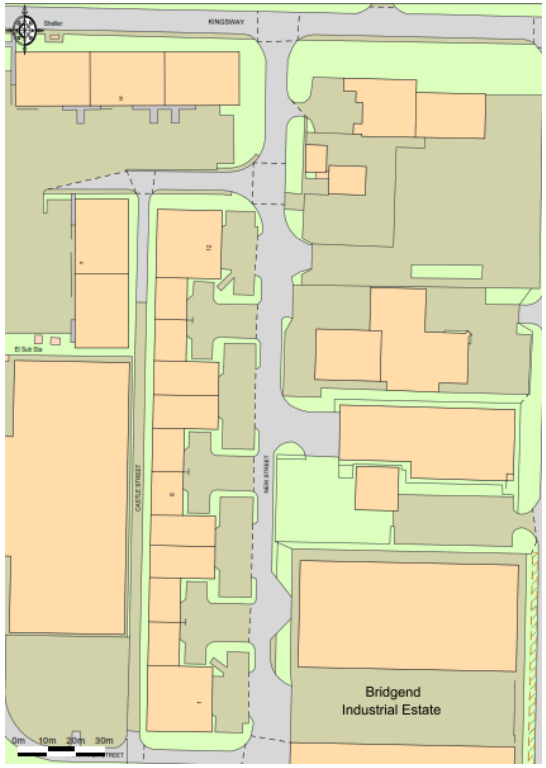
A mid-terraced unit comprising of steel frame construction with part brick/ block and steel clad elevations and roof incorporating translucent panels. The unit benefits from a large external parking / loading area.

- Min. eaves height 3.5 metres. Max. eaves height 6.1 metres
- 3 Phase electric.
- 2 No. WC's
- Up and over door. 3 metres high by 2.5 metres wide.
- Forecourt loading and parking

Specification

EPC: B (50)

Loading Doors (Surface level): 1



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Unit 7, New Street,
Bridgend, CF31 3UD

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Terms

Unit 7 is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£15,200 per annum plus VAT

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £11,000
Rates Payable: £5,522 per annum Based on 2026 Valuation - currently qualifies for 16.6% small business rates relief

Service charge

£1,595.67 per annum plus VAT - Budget year end March 2027

Legal Costs

Each party to bear their own costs

EPC

B (50)

VAT

Applicable

Availability

Available Immediately

Jenkins Best
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Contact

Henry Best
07738 960012
henry@jenkinsbest.com

Craig Jones
02920 34 00 33 | 07867 393494
craig@jenkinsbest.com

Amelia Nicholas
02920 340 033 | 07703 975 677
amelia@jenkinsbest.com

Tom Rees
02920 340033 | 07557 161491
tom@jenkinsbest.com

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033
jenkinsbest.com

Jenkins Best
jenkinsbest.com

Regulated by RICS

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Any intended purchaser/lessor must satisty itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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All terms quoted exclusive of VAT unless otherwise stated.

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In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.

13/10/2026