



Zone 1&2 Eastern Business Park, Bennett Street, Bridgend Industrial Estate, Bridgend, CF31 3SH

Strategic manufacturing / distribution complex - close proximity to the M4 Motorway -
available For Sale / To Let

Summary

Tenure	To Let / For Sale
Available Size	117,875 sq ft / 10,950.95 sq m
Rent	£350,000 per annum (For entirety)
Price	£3,500,000
Rates Payable	£144,200 per annum
Rateable Value	£280,000
EPC Rating	D (86)

Key Points

- Excellent road links - M4 Motorway Junctions 35 and 36
- Regional HQ / R&D / Manufacturing / Distribution building
- Occupiers on site include DX
- Strategic South Wales location - Bridgend Industrial Estate
- Available as a whole or potential to sub-divide
- Close proximity to proposed VANTAGE data centre

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VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Building insurance premium to be confirmed.
EPC Rating	D (86)

Description

The property is within a secure fenced site and provides a range of industrial, warehouse and office accommodation suitable for a variety of uses from storage, manufacturing and research & development. Eaves height range from 5.23m to 7.37m and externally there is a generous car parking area and loading space.

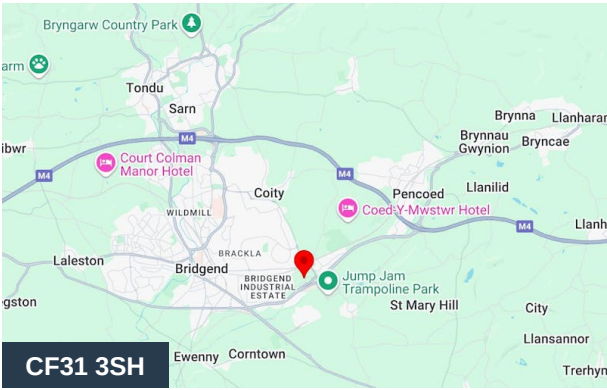
Location

Bridgend, is located just south of the M4, equidistant between Swansea and Cardiff. It has a resident urban population of 145,000 and a population catchment of 687,879 within a 30-minute drive time. Bridgend benefits from excellent road connectivity and is situated immediately south of junctions 35 to 37 of the M4 Motorway. It benefits from improved rail services following recent upgrades and electrification to the rail line. Cardiff can be accessed in 18 minutes. Bridgend forms a key part of the Cardiff Capital Region, which is a £1.28 billion collaborative initiative between 10 Local Authorities aimed to increase connectivity, physical and digital infrastructure and deliver 25,000 new jobs. Cardiff International Airport is located 16 miles south east of Bridgend and provides direct flights to a wide array of global destinations. South Wales also has significant shipping infrastructure. Associated British Ports have ports in Swansea, Port Talbot, Barry, Newport and Cardiff, which collectively handle more than 12 million tonnes of cargo per annum. Milford Haven, to the west of Newport, is the 3rd largest port in the UK and the largest energy port, handling over 30 million tonnes of cargo per annum.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Zone 1	83,043	7,714.95	Available
Unit - Zone 2	34,832	3,236	Available
Total	117,875	10,950.95	



Viewing & Further Information



Henry Best
07738 960012
henry@jenkinsbest.com



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



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



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

Mr Neil Francis (Knight Frank)
02920440147 | 07766511983