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Office

4,364 sq ft (405.43 sq m)



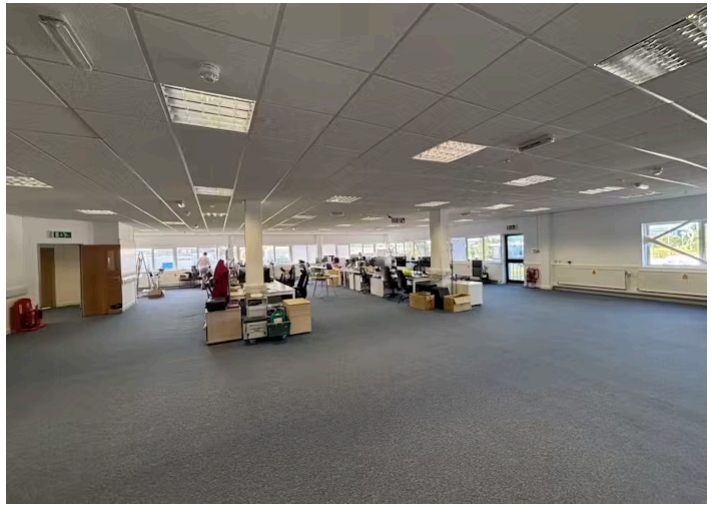
TO LET

Unit 1100 Central Park, Western Avenue, Bridgend, CF31 3RH

1st Floor Offices with dedicated car parking

- Open Plan with modular offices/meeting rooms
- Dedicated entrance
- 5 Car Parking spaces with additional available via separate licence
- Comfort Cooling
- Suspended ceiling with recessed lighting
- Passenger Lift & WC Facilities
- Kitchen
- 24 hour access
- Excellent road access and regular public transport links





Size

4,364 sq ft (405.43 sq m)

Rent

£32,730 per annum payable quarterly in advance

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Location

Bridgend Industrial Estate is one of the premier business locations in South Wales. The estate comprises a large mixed-use development, set within landscaped grounds and is located mid way between Swansea and Cardiff with excellent road links to the M4 motorway via junctions 35 and 36.

Central Park is situated centrally within Bridgend Industrial Estate and occupies a prominent position that benefits from direct access onto Western Avenue, one of the main arterial routes on the estate.

Connectivity

Road

A473	0.6 miles
M4 J.35	3 miles

Train Stations

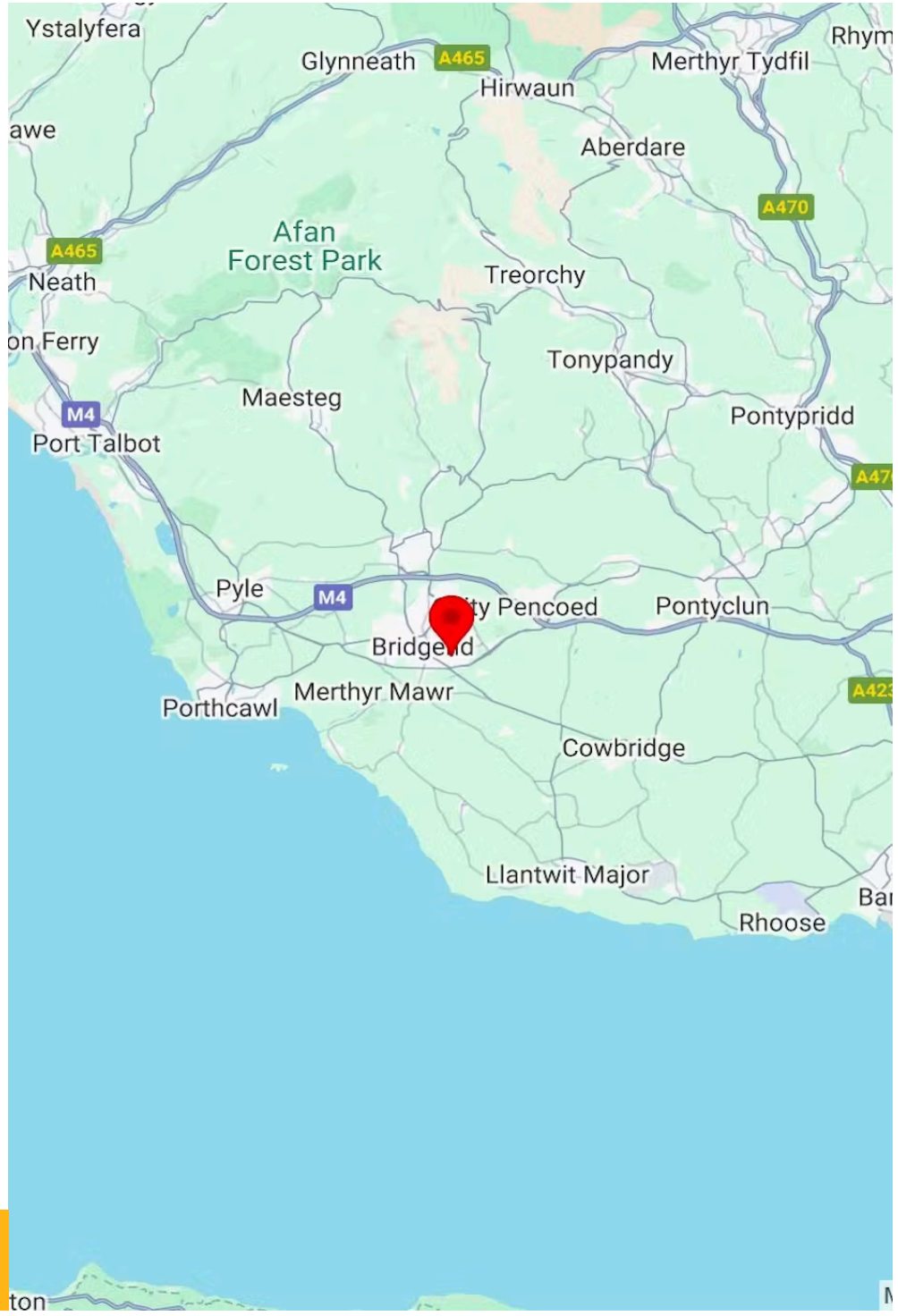
Bridgend	1.8 miles
Cardiff Central	21 miles

Airports

Cardiff Airport	16 miles
Bristol Airport	61 miles

Water

Port Talbot	15 miles



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///gives.safely.minute

what3words

Description

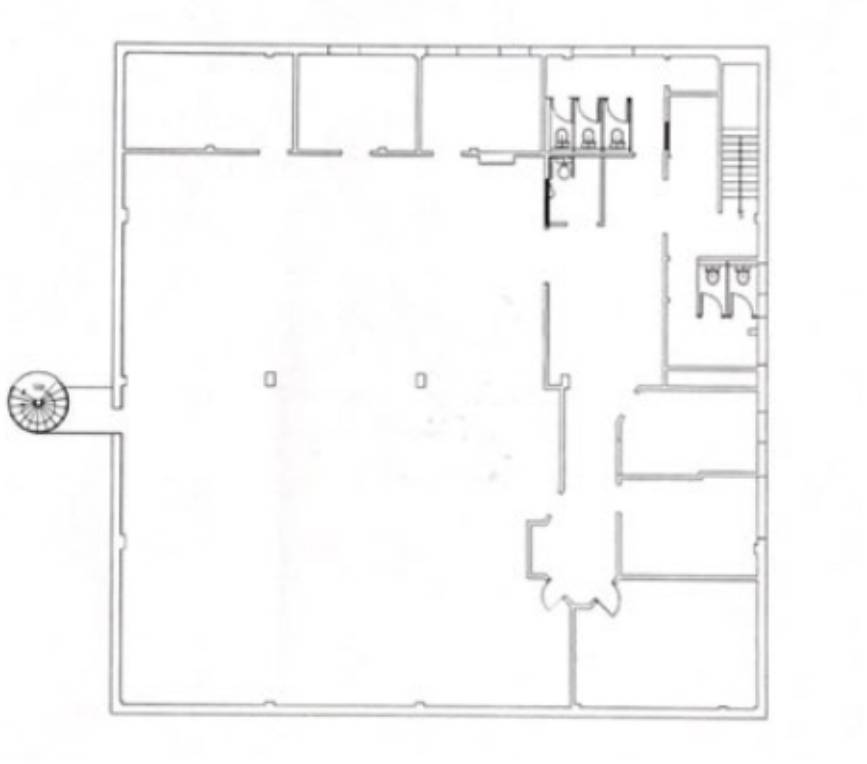
Unit 1100 is a semi-detached office building providing modern accommodation arranged over two floors. The first floor suite benefits from a separate access and offers self-contained accommodation with its own kitchenette, WC facilities and passenger lift. The first floor comprises a mix of open plan and cellular offices/meeting rooms and kitchenette facilities, all benefitting from good natural light. The premises also has perimeter trunk cabling, comfort cooling and gas central heating. Externally, there is car parking provision to the front elevation, with a number of EV spaces.

Specification

- EPC: D (96)
- Kitchen
- Total parking spaces: 5
- Air conditioning
- Passenger Lifts
- Car Parking
- EV Charging Points

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Offices	4,364	405
TOTAL	**4,364**	**405**



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Terms

The property is available by way of a new lease for a term of years to be agreed.

Rent

£32,730 per annum payable quarterly in advance

Lease Terms

Sublease Term of years to be agreed

Business rates

Rates Payable: To be re-assessed

Service charge

£5,455 per annum Budget Year End Mar 2025

Insurance

£7,637 per annum

Legal Costs

Each party to bear their own costs

EPC

D (96)

VAT

Applicable

Availability

Available November 2025

Jenkins Best
jenkinsbest.com

Contact

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

Henry Best
07738 960012
henry@jenkinsbest.com

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

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

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

029 2034 0033
jenkinsbest.com

Jenkins Best
jenkinsbest.com

Regulated by RICS

Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.
All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

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

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

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.