



SEMI DETACHED UNIT WITH YARD

Unit 17.1, Brynmenyn Industrial Estate, Bridgend, CF32 9TD

TRADE / INDUSTRIAL / DISTRIBUTION UNIT WITH YARD

Summary

Tenure	To Let
Available Size	9,861 sq ft / 916.12 sq m
Rent	£69,000 per annum
Service Charge	N/A
Rates Payable	£16,472 per annum Based on 2023 Valuation
Rateable Value	£29,000
EPC Rating	C (69)

Key Points

- Close proximity to Junction 36 of the M4 Motorway
- Semi -Detached unit with forecourt loading / parking
- Internal trade counter, offices, canteen and w.c facilities
- Gated / fenced site

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Rent	£69,000 per annum
Rates Payable	£16,472 per annum Based on 2023 Valuation
Rateable Value	£29,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease a contribution of £175 plus VAT is applicable.
Estate Charge	£1,538.82 per annum approximate insurance premium for year ending June 2026
EPC Rating	C (69)

Description

The unit is of steel portal frame construction with brick/block elevations over clad with profiled steel sheet, incorporating double glazed aluminium framed window units and steel roller shutter door.

Pitched roof surfaced with profiled sheet steel.

Externally there is a tarmacadam surfaced car parking / yard area.

Location

The unit is accessed off the main estate road on the well-established Brynmenyn Industrial Estate.

The Estate is strategically located two miles north of Junction 36 of the M4 Motorway (Sarn Park) and four miles north of Bridgend town centre.

The estate is also situated midway between Cardiff 26 miles east and Swansea 21 miles west.

Occupiers on the estate includes, Howdens, Robert Price, Rinus Roofing and Sunbelt Rentals.

Specification

- 3 phase electricity
- Roller shutter door. 4.85 m high 5.5 m wide.
- Minimum eaves - 6.9 m. Maximum eaves - 8 m
- Forecourt loading /parking

Viewings

Please contact Jenkins Best on 02920 340033

Terms

The unit is available by way of a new full repairing lease on terms to be agreed.



Viewing & Further Information



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