Jenkins Best

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Land

4.85 Acres (1.96 Hectares)



FOR SALE

Plot G12, Kingsway,
Bridgend, CF31 3RY

FOR SALE - Prominent roadside development / open storage opportunity at Bridgend Industrial Estate

- 4.85 acres (1.96 hectares)
- Prominent roadside development / open storage site
- Rare opportunity at Bridgend Industrial Estate





Size

4.85 Acres (1.96 Hectares)

Price

Offers in excess of £1,795,500 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. Bridgend Industrial Estate is located mid way between Swansea and Cardiff with excellent road links to the M4 motorway via junctions 35 and 36.

Connectivity

Road

A473	1 mile
M4 Junction 35	4 miles

Train Stations

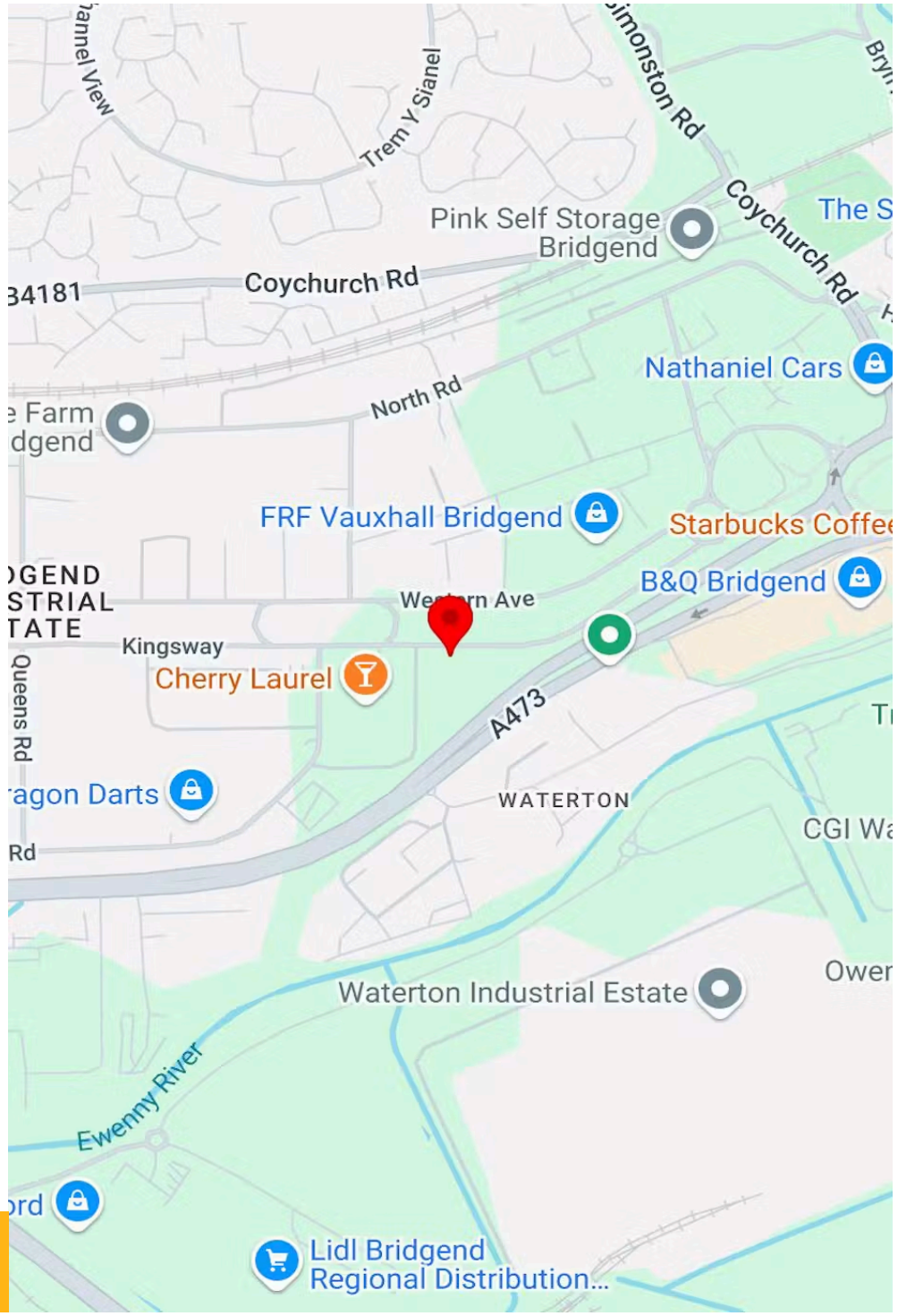
Bridgend Station	2 miles
Pencoed Station	4 miles

Airports

Cardiff Airport	18 miles
Bristol Airport	48 miles

Water

Port Talbot Docks	12 miles



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Description

Prominent site situated towards the eastern entrance to Bridgend Industrial Estate.

- The site has a generally level surface comprising some compacted hardcore and other materials, with a landscaping scheme to the rear separating it from the A473 Waterton Road.
- Interested parties to make their own enquiries / investigations with regards to services / utilities / drainage. (No connections at present).
- Planning – interested parties to make their own enquiries to Bridgend County Council.

Specification

EPC: EPC exempt - No building present

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Plot G12	211,266	19,627
TOTAL	**211,266**	**19,627**

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Sat Nav. **CF31 3RY**



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what3words

Plot G12

Terms

Available by way of a new long leasehold interest 999 years (peppercorn rent) with an obligation to contribute towards the overall estate service charge.

Price

Offers in excess of £1,795,500 plus VAT

Business rates

Rateable Value: n/a

Service charge

£12,356.26 per annum plus VAT - Budget Year End March 2027

Legal Costs

Each party to bear their own costs

EPC

EPC exempt - No building present

VAT

Applicable

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Regulated by RICS

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09/10/2026