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Industrial

10,843 sq ft (1,007.35 sq m)



TO LET

Unit 1 York Park, Bridgend Industrial Estate, Bridgend, CF31 3TB

Prominent Trade Counter/Industrial Unit

- Available Q1 2027
- Strategic South Wales Location - Bridgend Industrial Estate
- Excellent road access - close proximity to M4 Motorway
- Roadside prominence
- End of terrace unit
- Trade Counter location
- Front and rear entrances
- Generous forecourt loading
- Min eaves - 7.21m
- Max eaves - 9.08m





Size

10,843 sq ft (1,007.35 sq m)

Rent

£103,000 per annum payable quarterly in advance

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Location

The Bridgend Industrial Estate comprises a large mixed use commercial estate comprising large stand-alone industrial /warehouse facilities and smaller multi-let estates, offices and development / open storage sites. The estate extends to approximately 3 million sq ft of floor spaces on approximately 300 acres.

Bridgend is strategically located between Cardiff and Swansea and is situated just off the M4. The town has a direct mainline train service (Swansea / London Paddington) and Cardiff Wales airport is 30 minutes drive.

Connectivity

Road

A473	1 mile
M4 Junction 35	4 miles

Train Stations

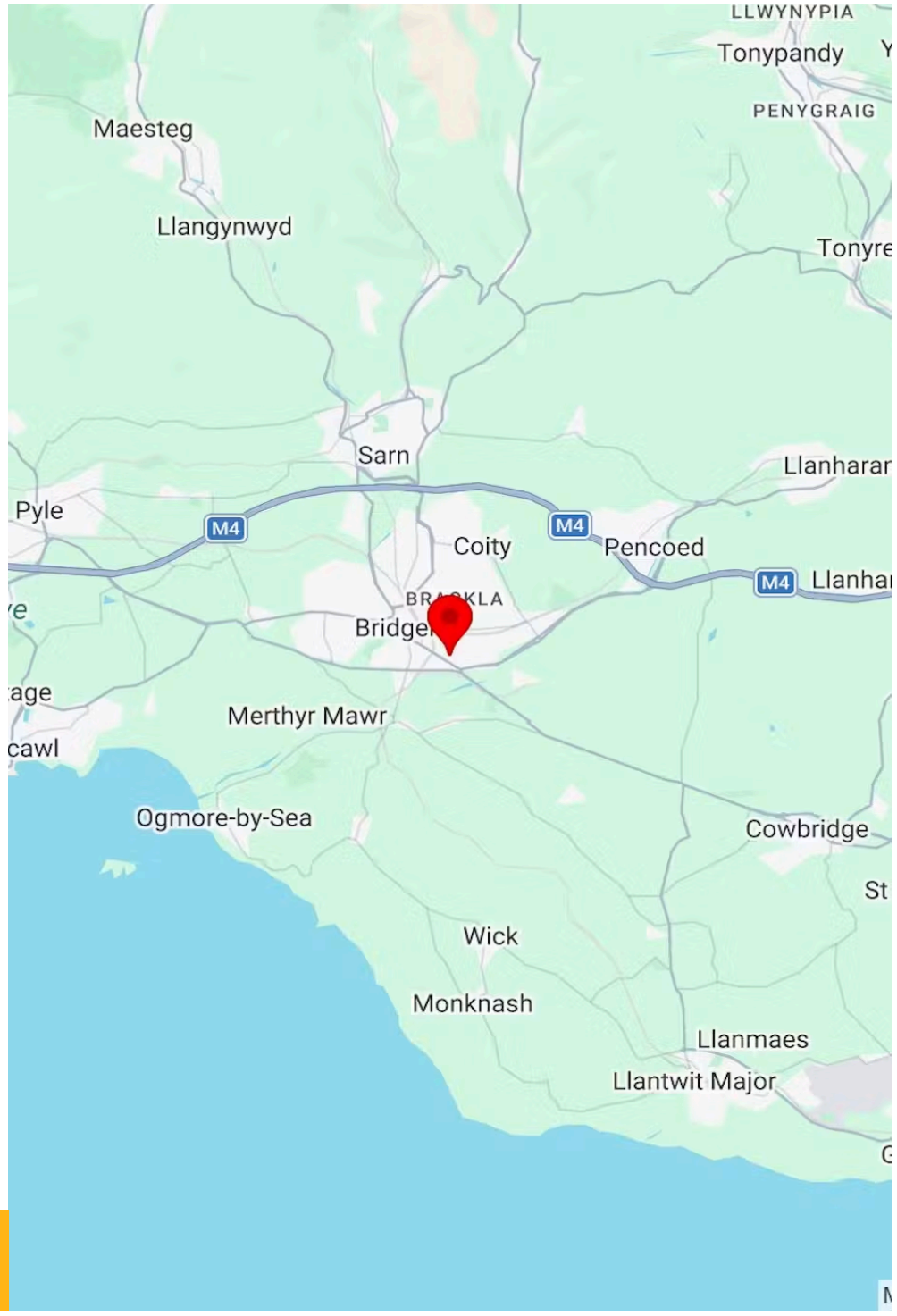
Bridgend Station	2 miles
Pencoed Station	4 miles

Airports

Cardiff Airport	18 miles
Bristol Airport	48 miles

Water

Port Talbot Docks	12 miles



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Description

York Park is situated to the western end of the estate with direct access and frontage onto York Road. Occupiers in the immediate vicinity include Screwfix, Benchmarx, Greggs, Nolan Transport, MKM Builders Merchants, Jewson, and EVRI.

- End of terrace
- Steel portal frame construction
- Level loading facilities
- 2 points of vehicle access
- Dedicated car parking & customer entrance to front
- Loading and service yard to rear

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Warehouse	9,003	836
Office	970	90
FF Office	870	81
TOTAL	**10,843**	**1,007**

Specification

EPC: B (50)

Minimum clear internal height (m): 7.2

Lighting Type: LED

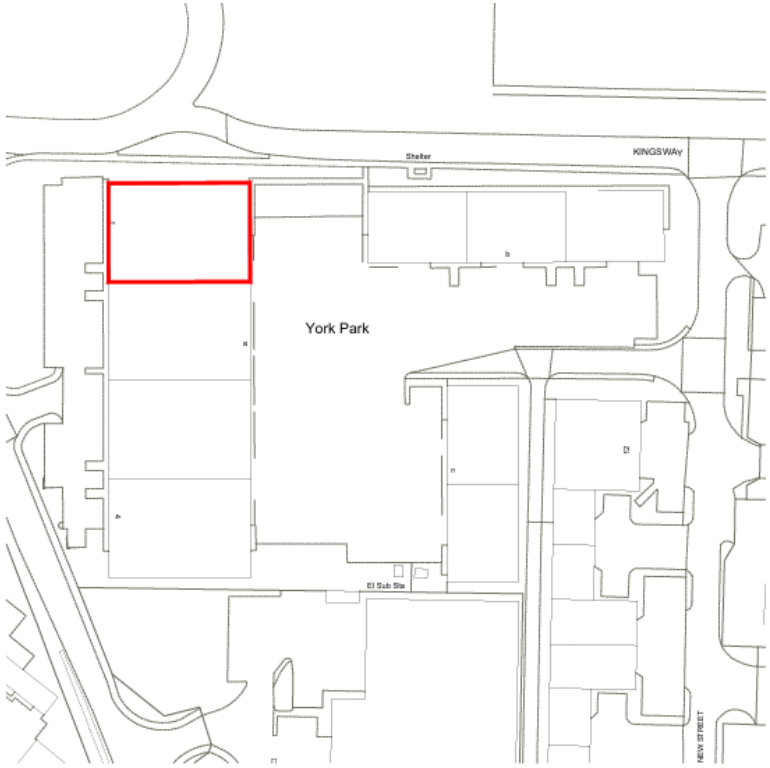
Car Parking

Loading Doors (Surface level): 1

Maximum clear internal height (m): 9.08

Kitchen

HGV Parking



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Sat Nav. **CF31 3TB**



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Terms

Available by way of a new FRI lease for a term of years to be agreed

Rent

£103,000 per annum payable quarterly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £58,000
Rates Payable: £29,116 per annum based on 2026 valuation

Service charge

£8,236.93 per sq ft Contribution to overall estate service charge - March 2027

Legal Costs

Each party to bear their own costs

EPC

B (50)

VAT

Applicable

Availability

Available Q1 2027

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11/09/2026