



FOR SALE

Plot G10, Bennett Street,
Bridgend, **CF31 3TP**

Land For Sale

- 1.5 acres (0.61 hectares)
- Strategic South Wales Location - Bridgend Industrial Estate
- Excellent road access - close proximity to M4 Motorway
- Design & Build / Development opportunities may be considered



Size

1.50 Acres (0.61 Hectares)

Price

Price on application

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



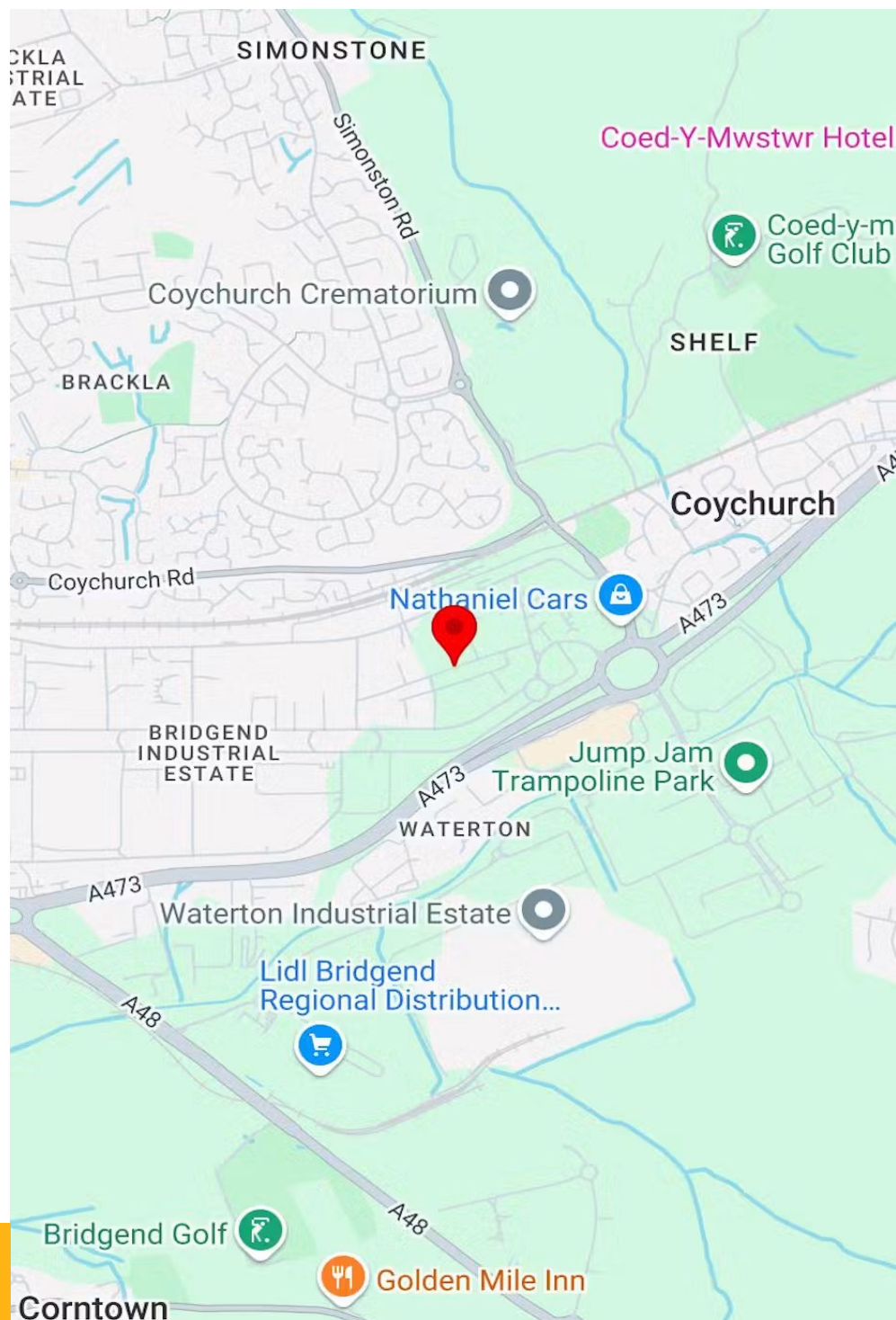
Airports

Cardiff Airport	18 miles
Bristol Airport	48 miles



Water

Port Talbot Docks	12 miles
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Description

Plot G10 is situated on the north eastern side of the estate with adopted frontage to North Road and Bennett Street.

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.

- Well located level development / storage site
- Generally level brownfield site
- Frontage to both Bennett Street and North Road
- Services / utilities not connected but available in the vicinity

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Plot G10	65,340	6,070
TOTAL	65,340	6,070

Specification



EPC: EPC exempt -
No building present



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

Price on application

Business rates

Rates Payable: To be assessed

Service charge

£1,125 per annum Budget Year End March 2025

Legal Costs

Each party to bear their own costs

EPC

EPC exempt - No building present

VAT

Applicable

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All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

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.