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Industrial

1,854 sq ft (172.24 sq m)



TO LET

Unit 11, George Street, Bridgend, CF31 3UT

Coming Soon - Industrial / Warehouse To Let. Located 2 miles from J35 of the M4

- Located on Bridgend Industrial Estate - Strategic South Wales location
- Excellent road access- close proximity to A473 and M4 (J.35 and J.36)
- Roller shutter door and separate pedestrian access doors
- WC facilities, kitchen unit and office
- Three phase power
- Communal parking
- 2 miles from J35 of the M4





Size

1,854 sq ft (172.24 sq m)

Rent

£14,830 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

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Location

The Bridgend Industrial Estate is one of the premier business locations in South Wales and comprises a large mixed use development of 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. George Street is centrally positioned on the estate and is accessed directly off Western Avenue, one of the main arterial routes on the Estate or North Road. Neighbouring and nearby occupiers include Screwfix, Howdens, Sinclair Garages, Greggs and South Wales Police.

Connectivity

Road

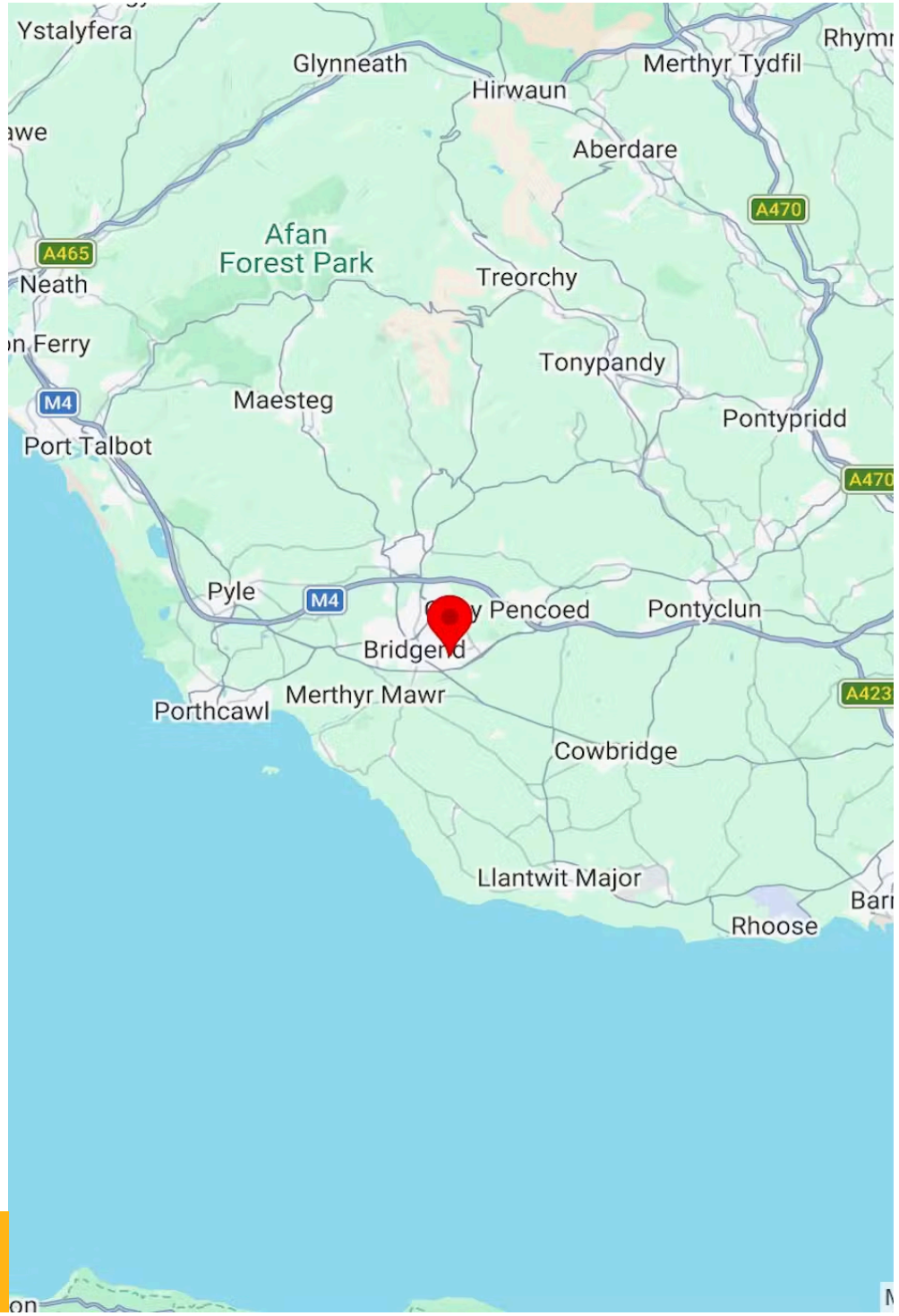
M4	2.5 miles
A473	1 mile

Train Stations

Bridgend Station	3.19

Airports

Cardiff Airport	12.6 miles
Bristol Airport	62 miles



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what3words

Description

George Street consists of a modern estate of 3 terraces of units plus forecourt communal car parking / loading. Unit 12 is and end of terrace unit towards the rear of the development of steel portal frame construction with concrete floor, WC's, office and an open plan production / warehouse area with vehicular access door.

- Trade / industrial / warehouse unit
- Min eaves 4.9 m. Max eaves 6.9 m
- Roller shutter door - 4 m wide 4.2 m high
- 3 car parking spaces

Specification

EPC: C (75)

Minimum clear internal height (m): 4.9

Maximum clear internal height (m): 6.9

Car Parking

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
11	1,854	172
TOTAL	**1,854**	**172**

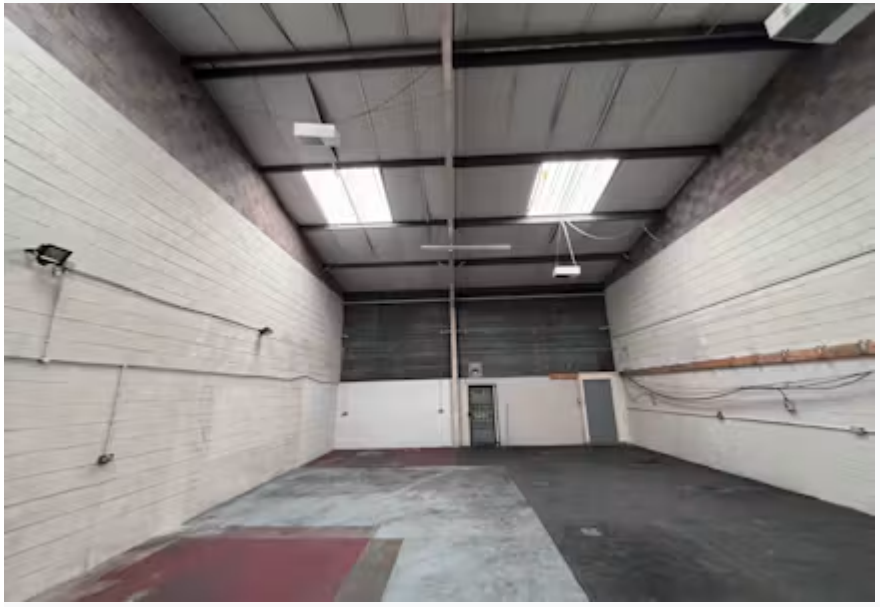


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Sat Nav. **CF31 3UT**



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Terms

The unit is available to let on a full repairing and insuring lease for a term to be agreed.

Rent

£14,830 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

Lease Terms

New Lease Term of years to be agreedd

Business rates

Rateable Value: £11,750
Rates Payable: £5,898.50 per annum Based on 2026 Valuation

Service charge

£1,725 per annum Budget Year End June 2026

Legal Costs

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

EPC

C (75)

VAT

Applicable

Availability

Available Immediately

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Regulated by RICS

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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.

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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.

23/10/2026