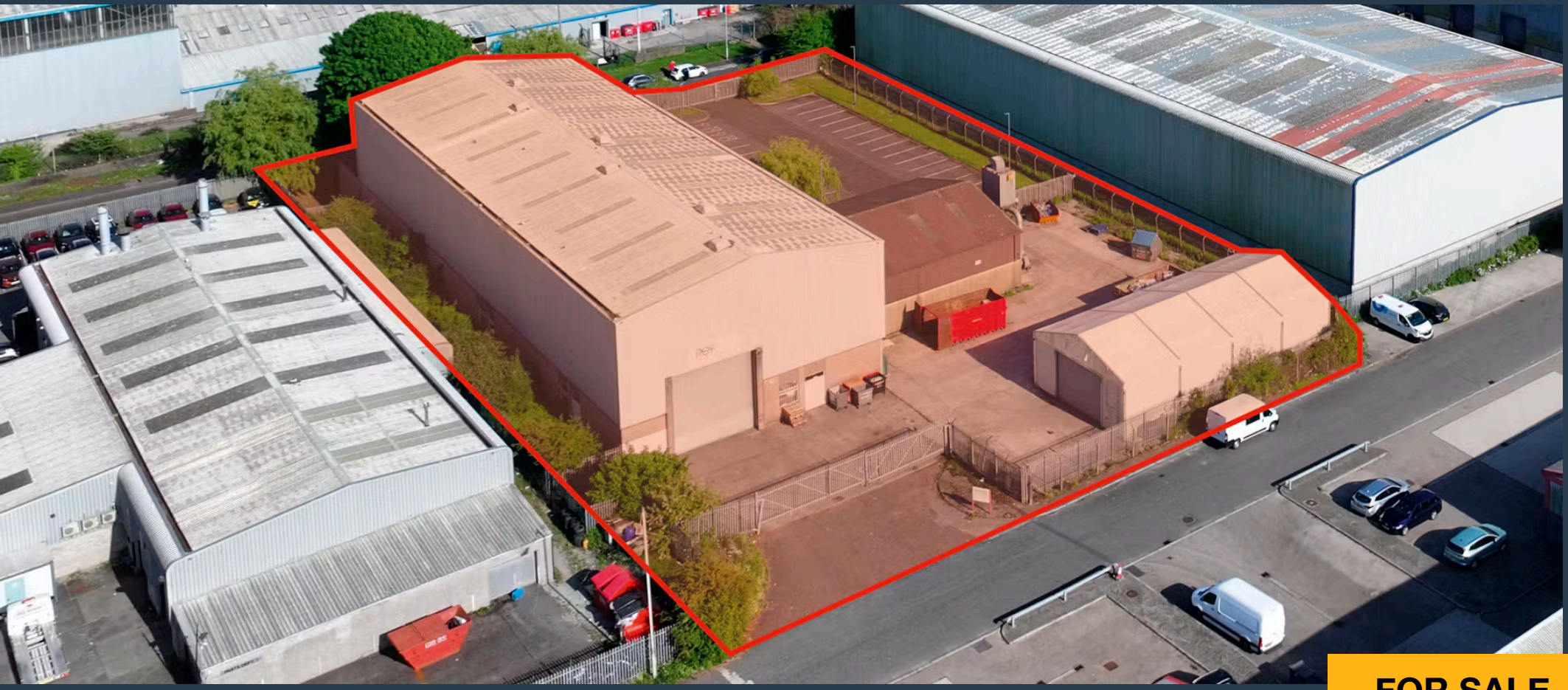
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Industrial

16,829 sq ft (1,563.47 sq m)



FOR SALE

B10, Bridgend Industrial Estate, Bridgend, CF31 3UN

Detached Industrial / Warehouse on a self-contained site - For Sale

- Minimum eaves of 10 metres
- 16,829 sq ft on 1.01 acres
- Secure yard and dedicated car parking
- Self-contained site
- Dual access (New Street and Cheapside)
- Offices & welfare





Size

16,829 sq ft (1,563.47 sq m)

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Location

Bridgend is one of the premier business locations in South Wales, situated midway between Cardiff and Swansea. The town is also the preferred location for many existing large employers, including the headquarters for South Wales Police.

The Bridgend Industrial Estate comprises a large mixed use development estimated to have 3 million sq feet of commercial space on approximately 300 acres. Cheapside is located to the western end of the Estate and enjoys direct access onto Kingsway, one of the main arterial routes on the estate.

Connectivity

Road

M4 J.35	3 miles
A473	0.1 mile

Train Stations

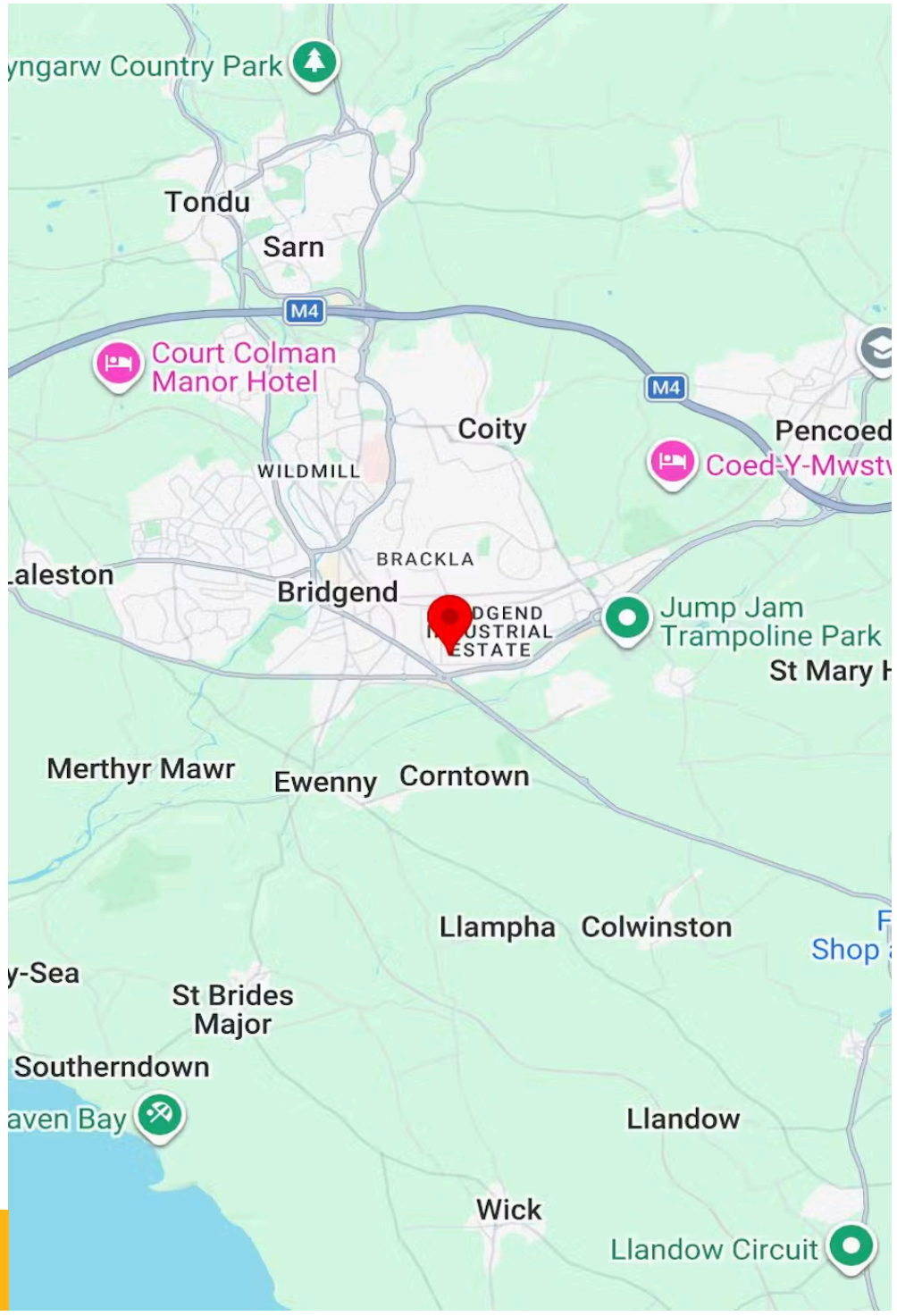
Bridgend	1.4 miles
Cardiff Central	18 miles

Airports

Cardiff Airport	13 miles

Water

Port of Barry	18 miles



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Description

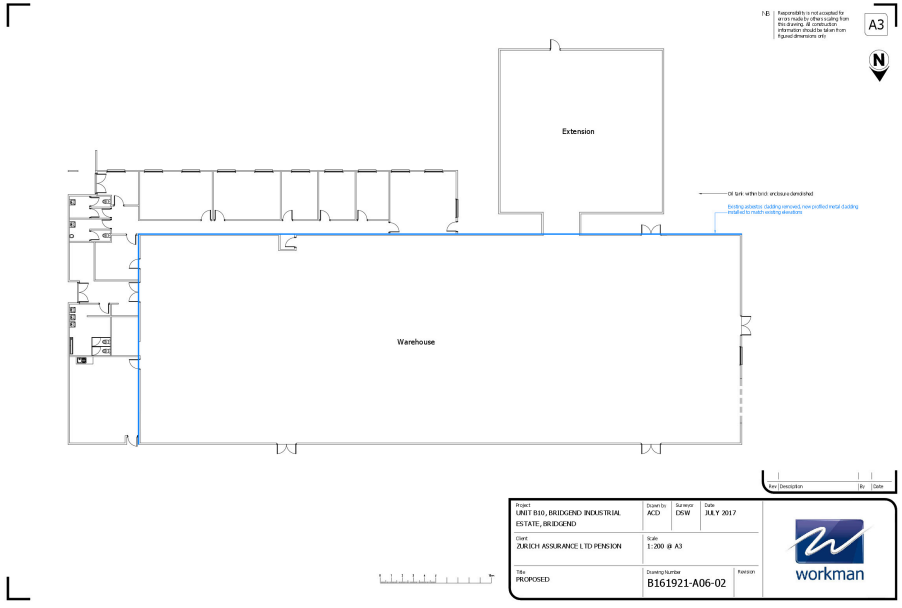
The property comprises a detached industrial / warehouse unit occupying a self-contained site. The property benefits from a secure yard / loading area (accessed from New Street) and a separate car park - 28 spaces (accessed from Cheapside).

Specification

- EPC: D (99)
- Secure yard
- Minimum clear internal height (m): 10
- Loading Doors (Surface level): 1
- Total parking spaces: 28

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Main warehouse	11,018	1,024
Side Warehouse	2,279	212
Office (Side)	2,224	207
Front Welfare / Office	1,308	122
TOTAL	**16,829**	**1,563**



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Sat Nav. CF31 3UN
GREGGS
BENCHMARX
Kitchens and Joinery
B10
JOHNSTONE'S
TOOLSTATION
SCREWFIX
UK TOOL MART
NISSAN
LIDL
TESCO
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Terms

Unit B10 is available by way of a new 999 year long leasehold interest with a peppercorn rent. There will be an ongoing obligation to contribute towards the wider estate service charge.

Business rates

Rateable Value: £56,500
Rates Payable: £28,363 per annum based on April 2026 Valuation

Service charge

£4,851.95 per annum Obligation to contribute to wider estate service charge - Current annual budget for B10 - VAT payable in addition.

Legal Costs

Each party to bear their own costs

EPC

D (99)

VAT

Applicable

Jenkins Best
jenkinsbest.com

Contact

Henry Best
07738 960012
henry@jenkinsbest.com

Hayley Macentee
02920340033
hayley@jenkinsbest.com

Tom Rees
02920 340033 | 07557 161491
tom@jenkinsbest.com

Craig Jones
02920 34 00 33 | 07867 393494
craig@jenkinsbest.com

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033
jenkinsbest.com

Jenkins Best
jenkinsbest.com

Regulated by RICS

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Any intended purchaser/lessor must satisty itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

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.