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Industrial

1,508 sq ft (140.10 sq m)



FOR SALE

Unit 6 Coity Crescent, Bridgend, CF31 3RS

Rare opportunity to purchase - Industrial/warehouse/trade counter unit

- Immediately Available
- Workshop unit within popular terrace
- Good access to Western Avenue
- Insulated pitched roof
- Minimum eaves Height 3.19m
- Maximum eaves height – 4.63m
- Roller Shutter height - 2.4m
- Roller shutter width - 2.1m





Size

1,508 sq ft (140.10 sq m)

Price

Offers in excess of £185,000

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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. Coity Crescent is situated towards the eastern end of the estate and just off Western Avenue, one of the main arterial routes on the estate.

Connectivity

Road

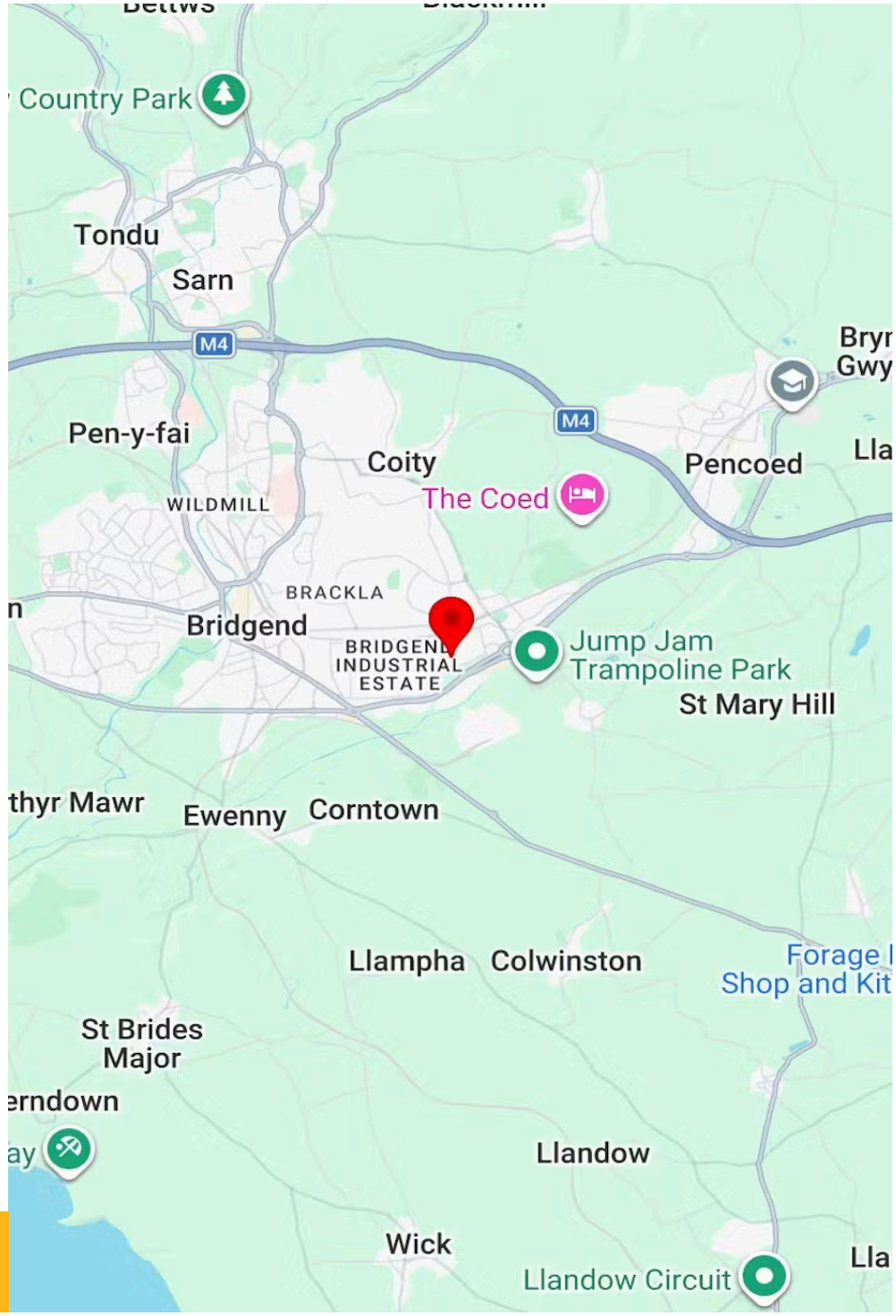
A473	1
M4	2.5

Train Stations

Bridgend station	2.6 miles

Airports

Cardiff Airport	12.6 miles
Bristol Airport	62 miles



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Description

A mid-terraced Industrial/warehouse/trade counter unit

- Steel portal frame
- Brick/blockwork & sheet elevations
- Insulated pitched roof
- Minimum eaves height – 3.19m
- Maximum eaves height – 4.63m
- Front loading door
- Roller shutter Height – 2.4m
- Roller shutter Width – 2.1m

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
6	1,508	140
TOTAL	**1,508**	**140**

The accommodation comprises the following areas:

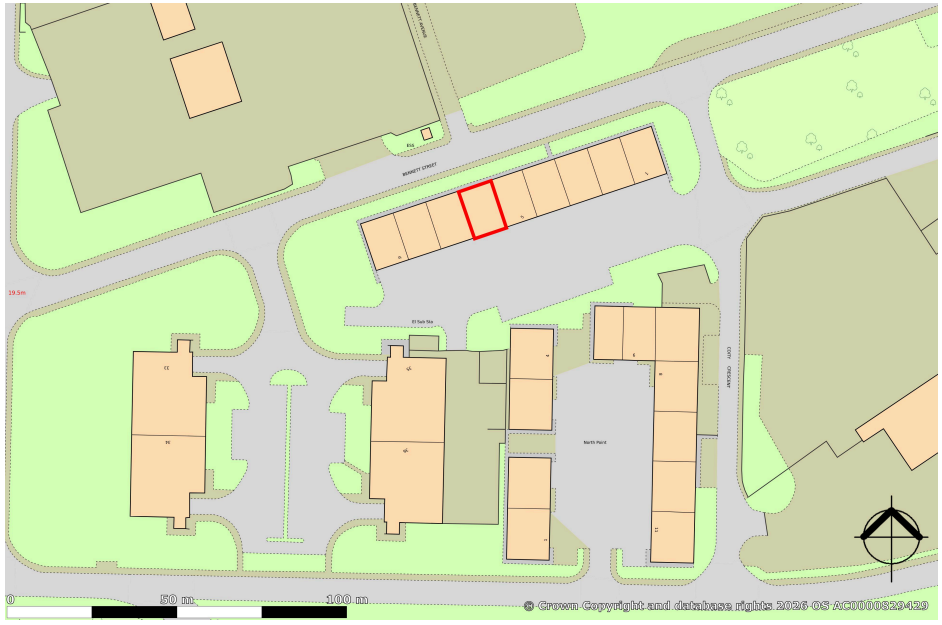
Specification

EPC: D (84)

Minimum clear internal height (m): 3.19

Maximum clear internal height (m): 4.63

Car Parking



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Unit 6 Coity Crescent,
Bridgend, CF31 3RS









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Terms

Unit 6 is available by way of a new 125 year long leasehold interest with a peppercorn rent.

Price

Offers in excess of £185,000

Business rates

Rateable Value: £9,400
Rates Payable: £4,718.80 per annum

Service charge

£2,191.52 per annum Unit to contribute towards ongoing estate service charge - current annual contribution to be confirmed.

Legal Costs

Each party to bear their own costs

EPC

D (84)

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Regulated by RICS

Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.
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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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.

11/09/2026