Jenkins Best

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Industrial

3,143 sq ft (291.99 sq m)



TO LET

Units 9 - 10, Queens Court, Bridgend, CF31 3TQ

Industrial / Warehouse Unit To Let - Coming Soon

- Located on Bridgend Industrial Estate - Strategic South Wales location
- Excellent road access- close proximity to A473 and M4 (J.35 and J.36)
- Minimum eaves height: 5.0m, Maximum eaves height: 6.28m
- Warehouse 15.36m x 19.14 m
- Roller shutter door and separate pedestrian access doors
- LED Lighting
- WC facilities
- 24 Hour Access





Size

3,143 sq ft (291.99 sq m)

Rent

£22,000 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

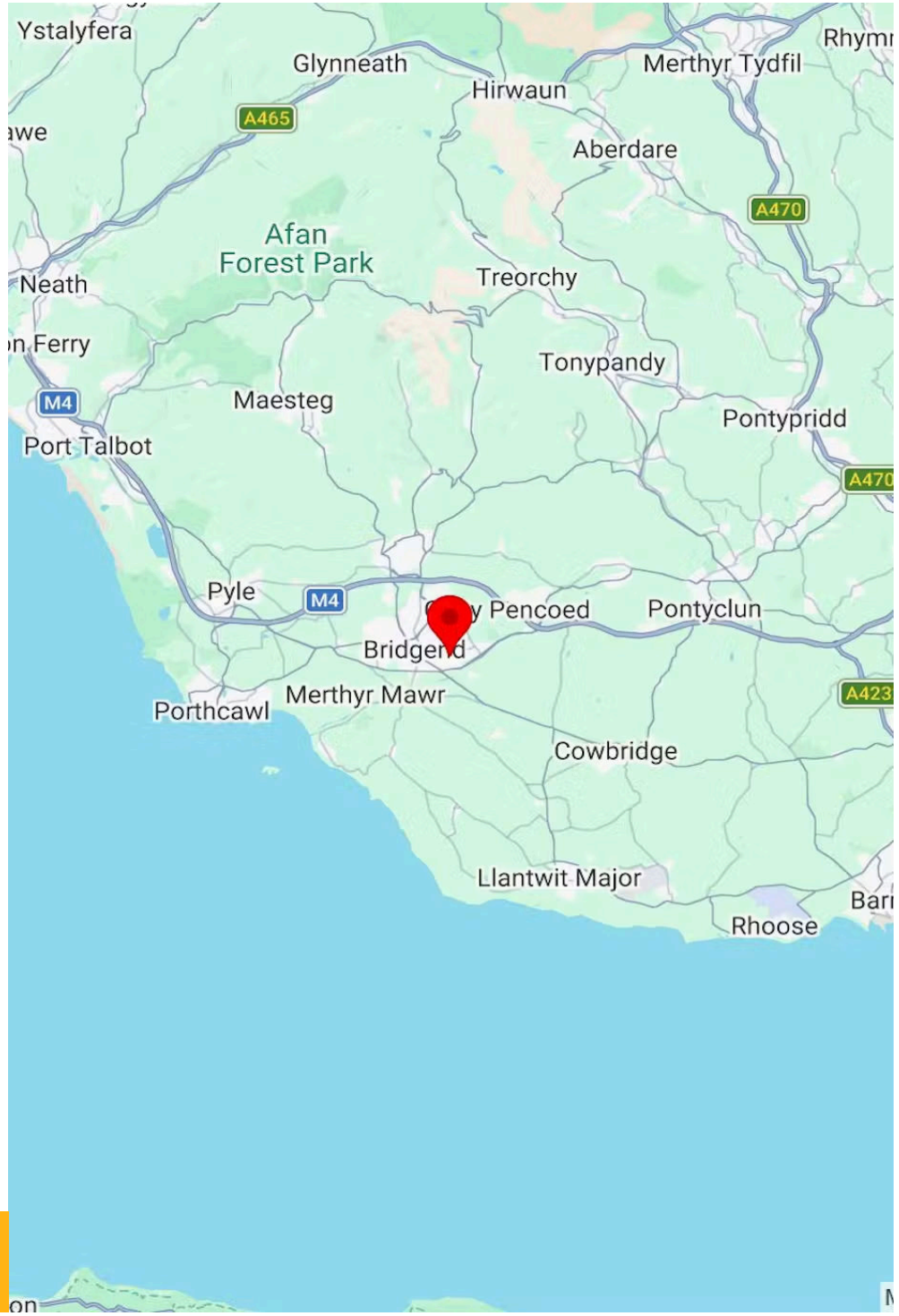
Bridgend Station	1

Airports

Cardiff Airport	12.6 miles
Bristol Airport	62 miles

Cities

Bridgend	0.5 miles



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what3words

Description

Queens Court consists of a modern estate of 2 opposing terraces of units with forecourt communal car parking. The units are of steel portal frame construction with concrete flooring, with each unit typically benefiting from LED lighting, an open plan production /warehouse area with a vehicular access door and WC facilities.

- Trade / industrial / warehouse unit
- Minimum eaves height: 5.0m, Maximum eaves height: 6.28m
- Roller shutter door - 3 m wide 5m high
- Warehouse 15.36m x 19.14 m
- LED Lighting

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
9 & 10	3,143	292
TOTAL	**3,143**	**292**

Specification

EPC: C (59)

Maximum clear internal height (m): 6.28

Lighting Type: LED

Minimum clear internal height (m): 5

Car Parking



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Viewings

Please contact Jenkins Best to arrange a viewing

Terms

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

Rent

£22,000 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: £19,000
Rates Payable: £9,538 per annum Based on 2026 Valuation

Service charge

£3,138.64 per annum Budget Year End June 2027

Insurance

£646.97 per annum

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 (59)

VAT

Applicable

Availability

Available Immediately

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Contact

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

Henry Best
07738 960012
henry@jenkinsbest.com

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

Amelia Nicholas
02920 340 033 | 07703 975 677
amelia@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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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.

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.

22/10/2026