

TO LET

Unit 7 – Coity Crescent

1,466 sq.ft. (136.2 sq.m.)

Industrial / warehouse / trade-counter unit



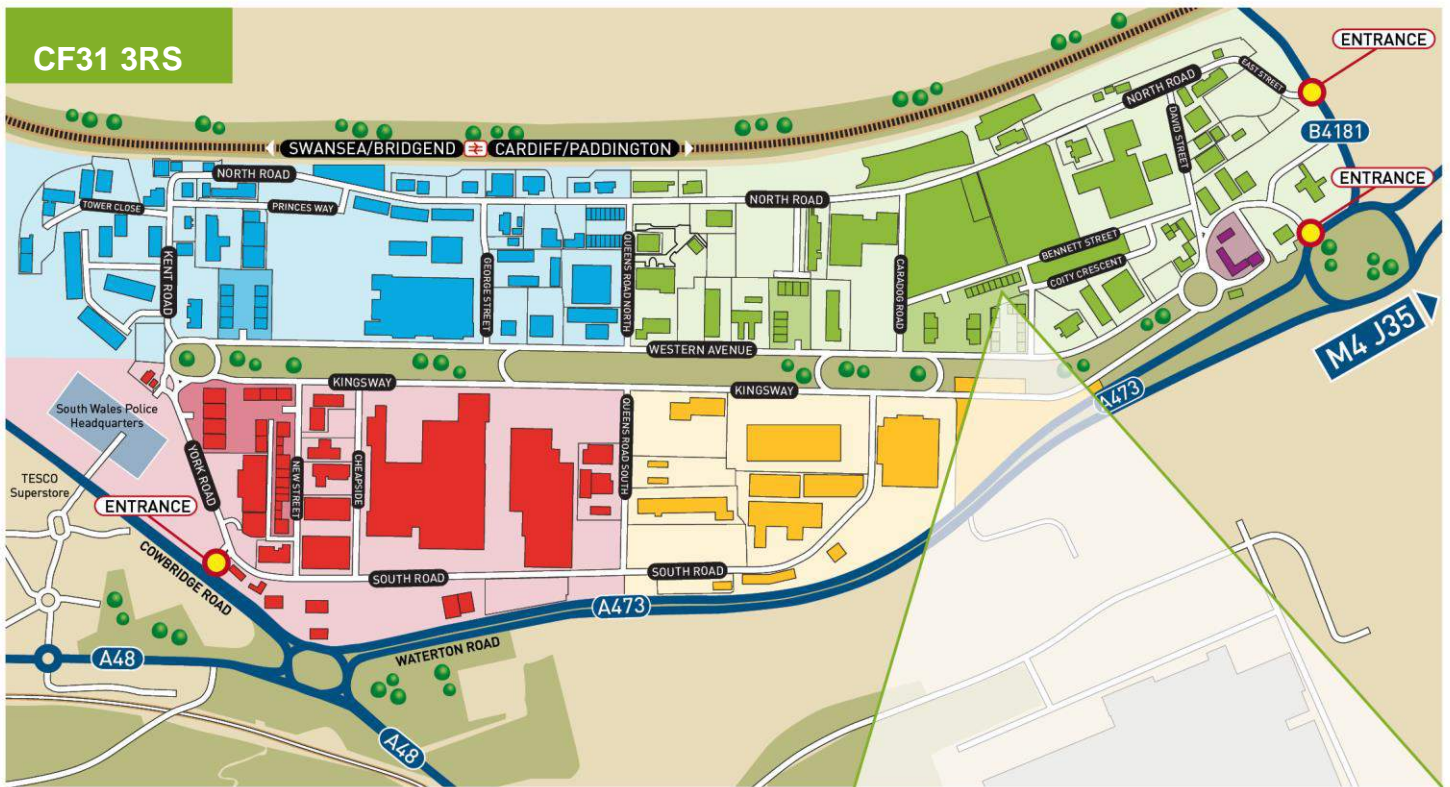
BRIDGEND
INDUSTRIAL ESTATE



- Mid Terraced Unit
- Prominent and Popular Location Adj. to Western Avenue
- Immediately Available

bridgendindustrialestate.com

CF31 3RS



Unit 7 Coity Crescent

1,466 sq. ft. (136.2 sq.m.)

Location:

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. Bennett Street is situated towards the eastern end of the Bridgend Industrial Estate, and is prominently situated adjacent to Western Avenue, one of the main arterial routes on the Estate.

Specification: A mid-terraced unit comprising:

- Portal frame construction;
- Brick/block/sheet elevations;
- Insulated pitched roof;
- Vehicular access door;
- Generous car parking;
- Single storey office;
- WC facilities.

EPC: The unit has an EPC rating within "band F" (147).

Services: All mains services including water, electricity, gas and telecoms are available at the unit.

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

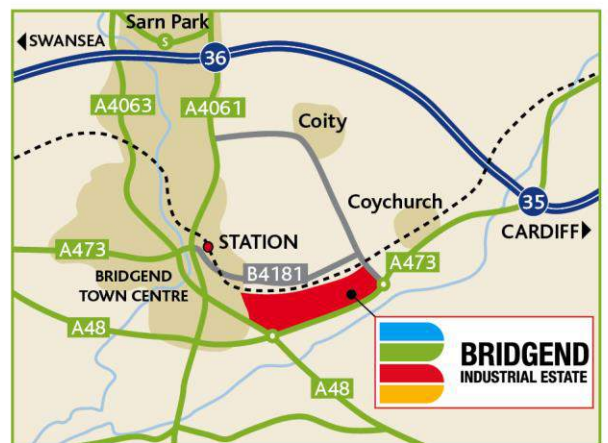
Rent: Upon application.

Rates: Rateable value: £5,900 (2017 list).

Service Charge: An estate service charge is payable by the tenant to contribute towards the maintenance of the common parts of the estate.

Legal Costs: Each party to be responsible for their own legal costs.

VAT: All figures quoted are exclusive of VAT which is applicable.



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2 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
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SUBJECT TO CONTRACT AND AVAILABILITY – SEPTEMBER 2018