

**TO LET**

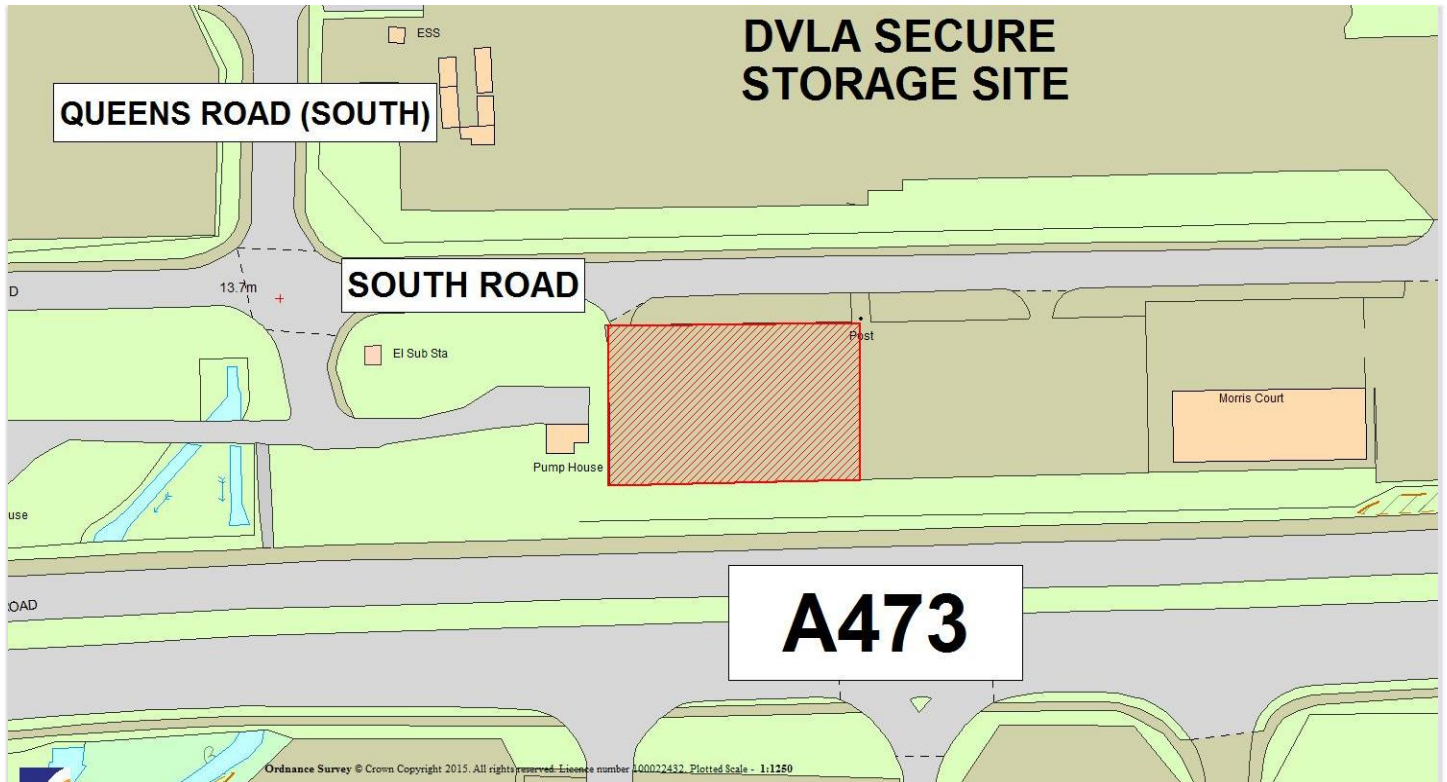
# Plot D32 – South Road

0.26 acres (0.1 hectares)

Surfaced Yard/Compound

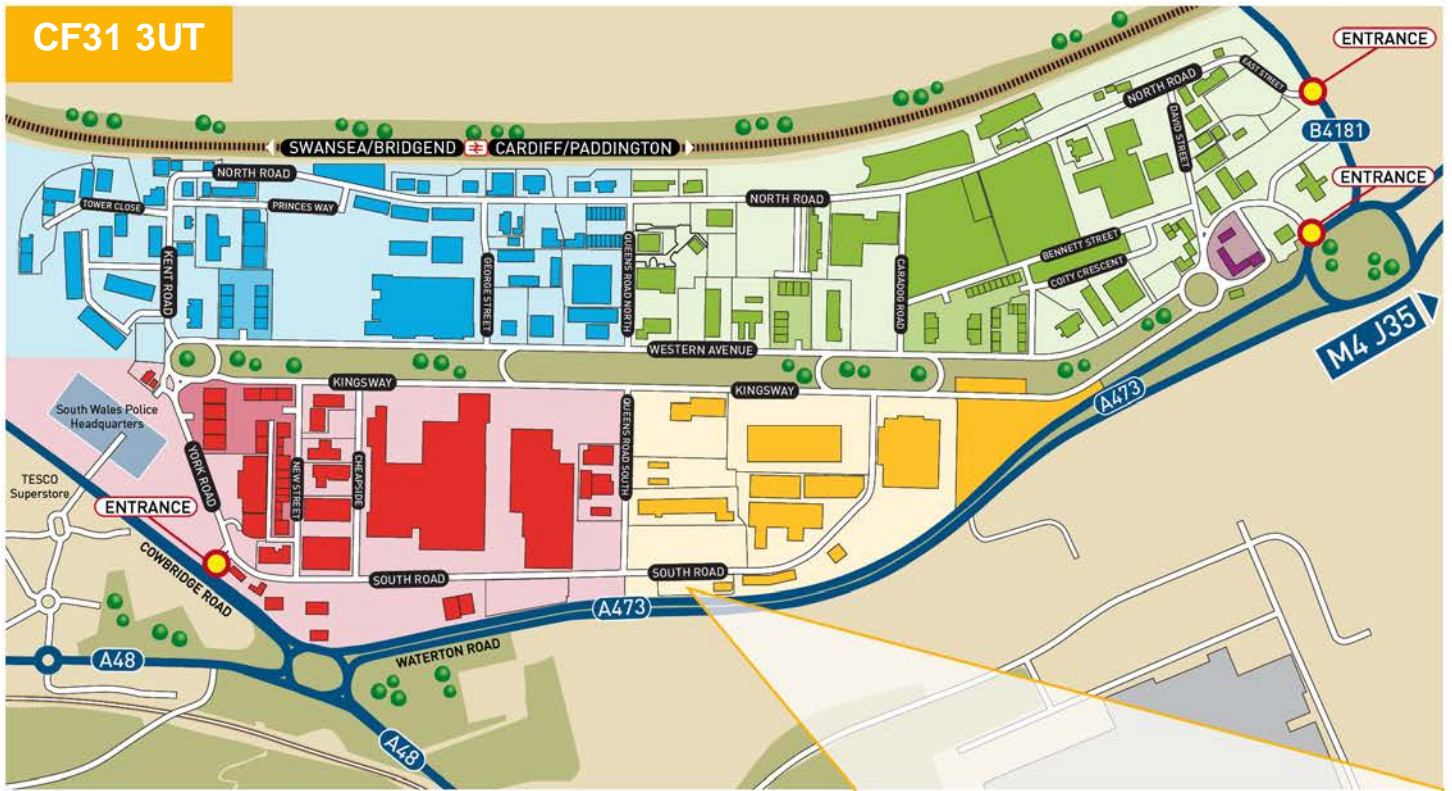


**BRIDGEND**  
INDUSTRIAL ESTATE



- Surfaced yard/compound
- Prominently situated along South Rd
- Opposite secure DVLA vehicle compound

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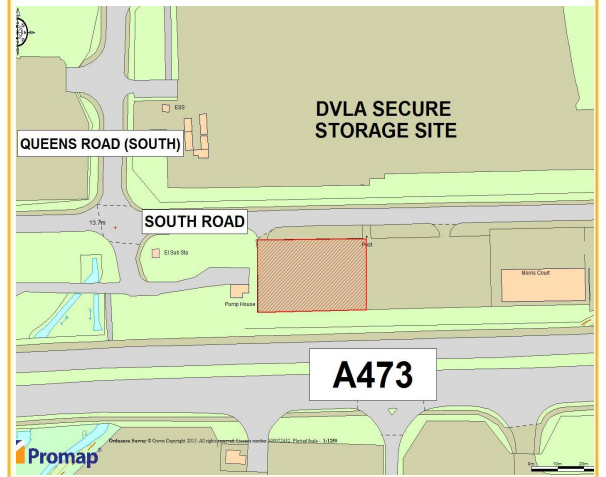


# Plot D32 - South Road

0.26 acres (0.1 hectares)

**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. The yard/compound is situated towards the south of the estate and has excellent frontage and access onto South Road. Nearby occupiers include DVLA secure vehicle compound and JE Morris



**Specification:** Site comprising:

- Tarmac surfaced yard;
- Adopted frontage onto South Rd;
- Suitable for variety of storage or display purposes;
- Situated opposite DVLA compound.

**Terms:** The site is available on a new lease for a term to be agreed.

**Rent:** Upon application.

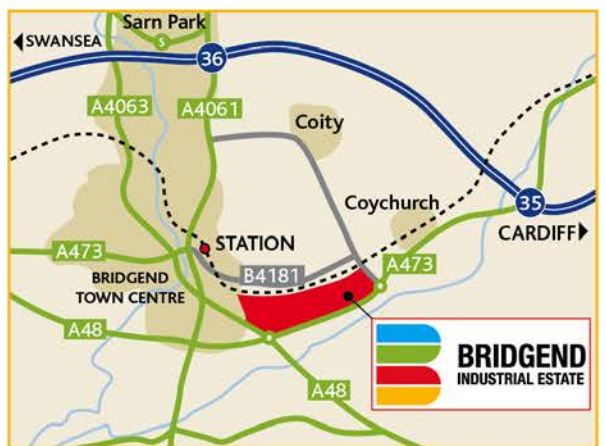
**Service Charge:** An estate service charge is payable by the tenant to contribute towards the maintenance of the common parts of the estate.

**Rates:** To be assessed

**Services:** Mains services including water, electricity, gas and telecoms are available in the vicinity

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

**VAT:** All figures quoted are exclusive of VAT.



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