

**TO LET**

# Unit 3-4 – York Park

20,416 sq.ft. (1,897 sq.m.)

Industrial/warehouse/trade-counter/office unit



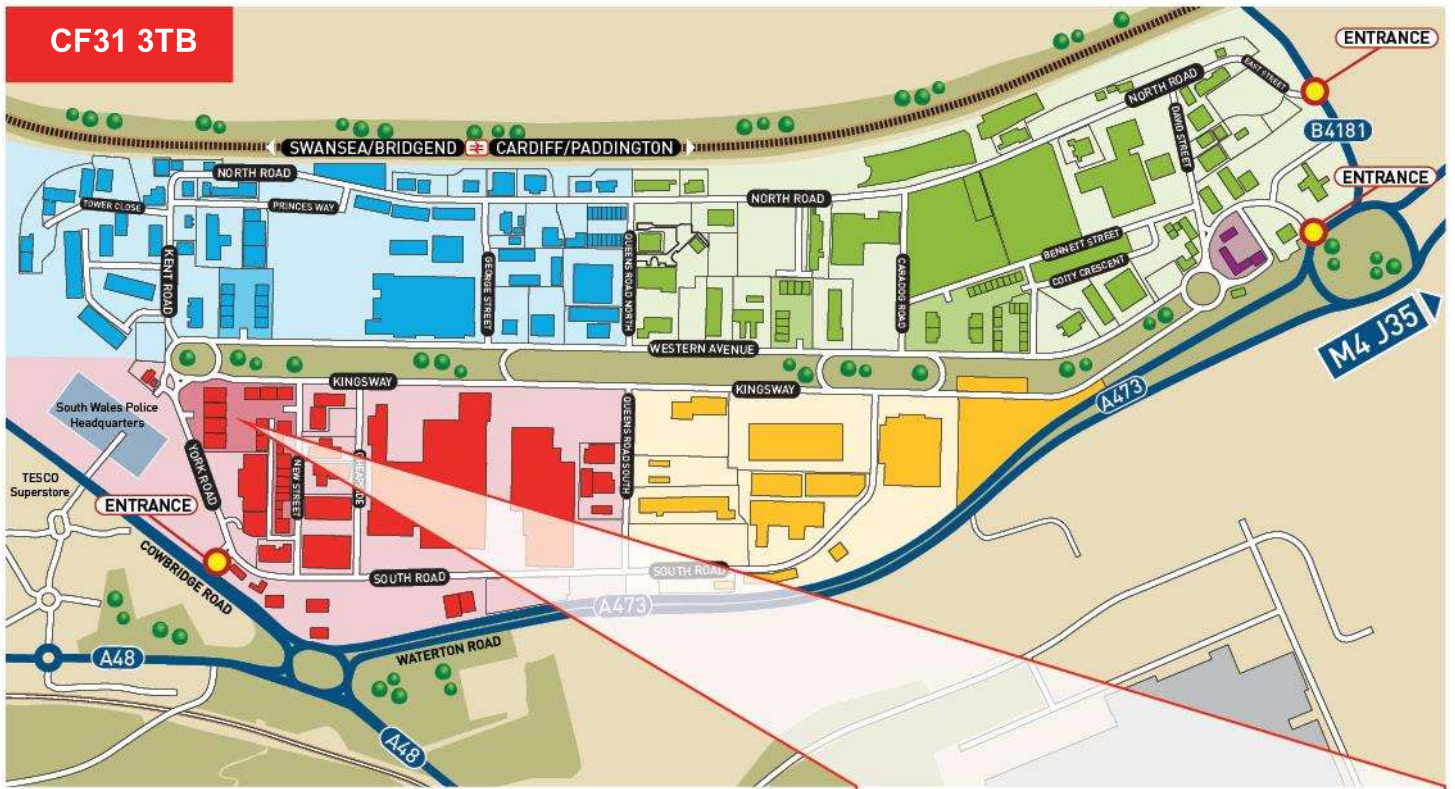
**BRIDGEND**  
INDUSTRIAL ESTATE



- Prominent End-Terrace Unit In Popular Location  
*to be refurbished*
- York Park With Frontage Onto Kingsway & York Rd.
- Adjacent To Screwfix

[bridgendindustrialestate.com](http://bridgendindustrialestate.com)

CF31 3TB



# Unit 3-4 York Park

20,416 sq.ft. (1,897 sq.m.)

### 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' extending to an estimated 3 million sq feet of commercial space on approximately 300 acres. York Park is a modern development situated towards western end of the estate and is prominently situated with frontage onto both Kingsway and York Road, with other occupiers including Screwfix and Benchmarkx.



**Specification:** An end terrace unit comprising:

- Portal frame construction;
- Insulated pitched roof;
- Vehicular access via rear 'up and over' door;;
- Generous car parking.

**Terms:** Available on a new full repairing and insuring lease for a term to be agreed.

**Rent:** £143,000 pa. (£7.00 psf.)

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

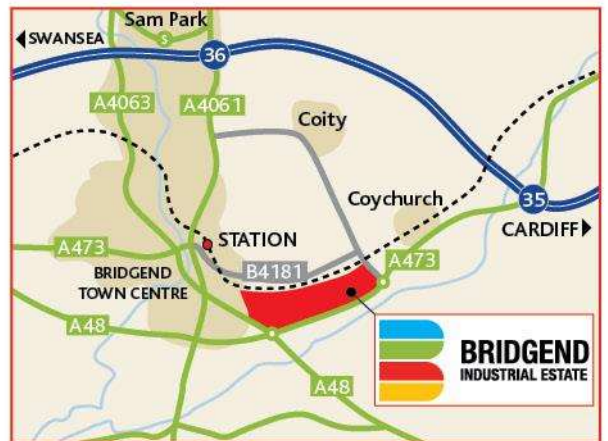
**EPC:** To be re-assessed.

**Rates:** Ratable value (2023) £91,000.

**Services:** All mains services are connected to the property.

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

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



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SUBJECT TO CONTRACT AND AVAILABILITY – JULY 2024