

TO LET

1,990 SQ. FT. TRADE COUNTER UNIT WITH YARD AND PARKING

029 2037 8921 

fletchermorgan.co.uk 

25 Park Place, Cardiff CF10 3BA 



**Fletcher
Morgan**

Unit 5, David Street, Bridgend Industrial Estate CF31 3SA



029 2037 8921



fletchermorgan.co.uk



@FletcherMorgan



/FletcherMorgan



25 Park Place Cardiff CF10 3BA



RICS

Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.



029 2037 8921

fletchermorgan.co.uk

@FletcherMorgan



/FletcherMorgan



25 Park Place Cardiff CF10 3BA

Location

The unit is situated within Bridgend Industrial Estate with prominent frontage onto Western Avenue and the Kingsway. M4 Motorway is within 2 miles and is accessed via the A473 which is situated adjacent to the unit. Bridgend Town Centre is easily accessible and is within 2 miles.

Bridgend Industrial Estate consists of regional and national trade counter and logistics occupiers. Notable occupiers include **Topps Tiles, Edmondson Electrical, Screwfix, Tool Station, Party Britain and City Electrical Factor.**

Description

The end terraced unit is of a portal frame structure with a brick elevation under a pitched roof. Access is provided via a roller shutter door for goods and a single door entrance for pedestrian access. The unit benefits from warehouse lighting and translucent roof panels providing natural lighting, male/female toilets, reception area and kitchen.

The unit has a side yard suitable for storage or further car parking.

The roller shutter height is 4.8 metres and the minimum eaves are 5 metres.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Ground Floor 1,990 sq.ft. | 184.87 sq.m.

Rates

The current Rateable Value of the property for the period 2025/26 is based on UBR multiplier of £0.568p. The Rates Payable for 2025/26 are as follows:

Rateable Value = £9,200

Rates Payable = £5,225

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The property is available by way of a new full repairing and insuring lease.

Rent

£21,890 per annum plus V.A.T.

Energy Performance Certificate

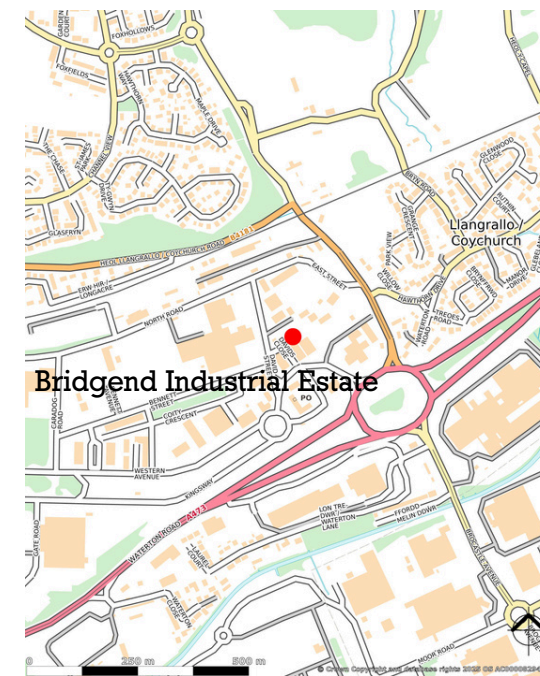
C70

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

CONTACT

Matthew Jones

📞 029 2034 7054

📠 07968 769325

🌐 [/MatthewJones](https://www.fletchermorgan.co.uk/MatthewJones)

✉️ matthew.jones@fletchermorgan.co.uk



Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property. 10/06/2025

