

TO LET

3,831 SQ. FT. MODERN WAREHOUSE UNIT WITH PARKING

029 2037 8921

fletchermorgan.co.uk

28 Park Place, Cardiff CF10 3BA



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Morgan**



Unit 2410 Central Park, Bridgend Industrial Estate, Bridgend CF31 3RH







Location

The unit is based on Central Park within Bridgend Industrial Estate, a modern warehouse development and one of South Wales' most established commercial and industrial locations. There are several local and national occupiers within the area including **PCI, Edmunson Electrical, MKM and Evri**.

The unit is located to the north of the main estate road, Western Avenue, a principal arterial route through the estate, and benefits from immediate access to the A473 dual carriageway, which links directly to Junction 35 of the M4 Motorway, approximately 2 miles to the east.

This location provides good connectivity to Cardiff, Swansea, and the wider South Wales M4 corridor.

Description

A mid-terrace unit of steel portal frame with a pitched roof. Briefly, the property comprises:

1. Ground floor warehouse
2. Kitchenette and WC facilities
3. 3 phase power
4. Level access roller shutter door (4 x 5.75m)
5. 2 dedicated car parking spaces
6. Minimum Eaves 6.9m

Accommodation

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

Ground Floor 3,831 sq.ft. | 355.9 sq.m.

Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.502p
Rateable Value = £22,000 | Rates Payable = £11,044

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

£38,310 per annum plus V.A.T. and exclusive of all other outgoings

Energy Performance Certificate

B36

VAT

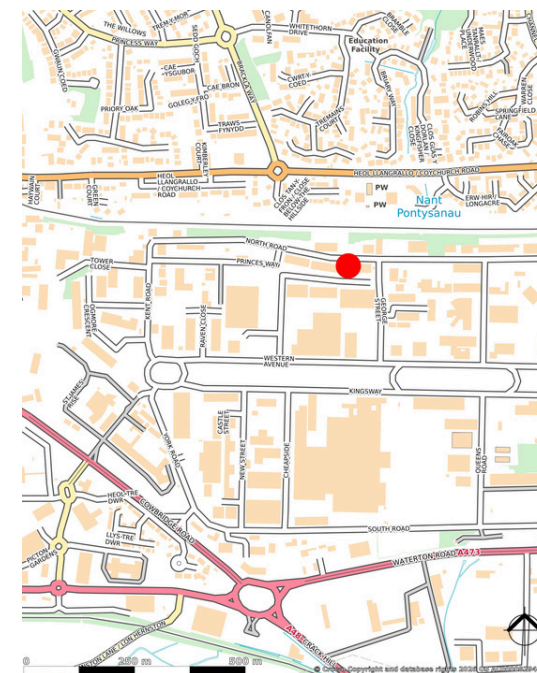
All figures quoted are exclusive of V.A.T. where applicable.

Costs

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

What3Words

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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.

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