

Queens Court

Bridgend CF31 3UT
Warehouse | 1,510 ft²



Close proximity to M4 J35
and J36



Roller shutter



24 hour access



LED lighting

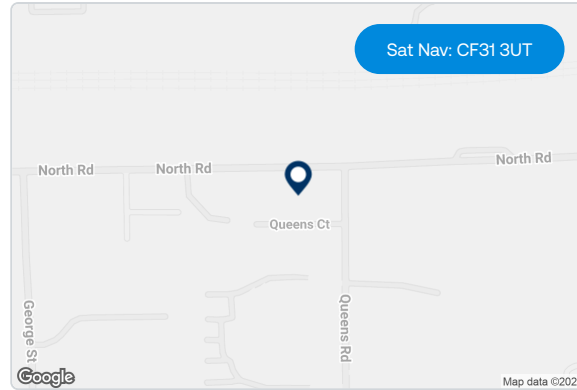
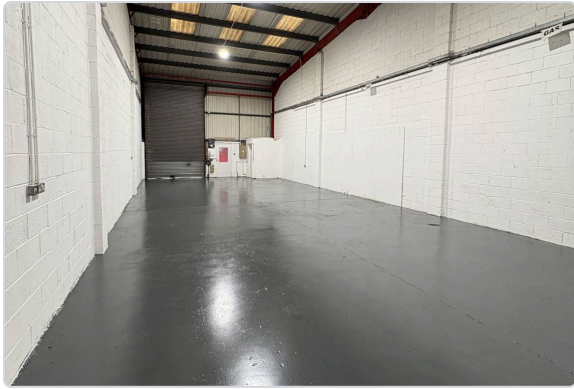


W.C. facilities

Available to Let

LastMileFirst | mileway.com





Description

Queens Court consists of a modern estate of 2 opposing terraces of units with forecourt communal car parking. The units are of steel portal frame construction with concrete flooring, with each unit typically benefiting from LED lighting, an open plan production /warehouse area with a vehicular access door and WC facilities.

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 ft of commercial space on approximately 300 acres. Queens Road is centrally positioned on the estate and is accessed directly off Western Avenue, one of the main arterial routes on the Estate or North Road. Neighbouring occupiers include Spectrum Technologies, and South Wales Police.

Further information

EPC
Unit 6 : B

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

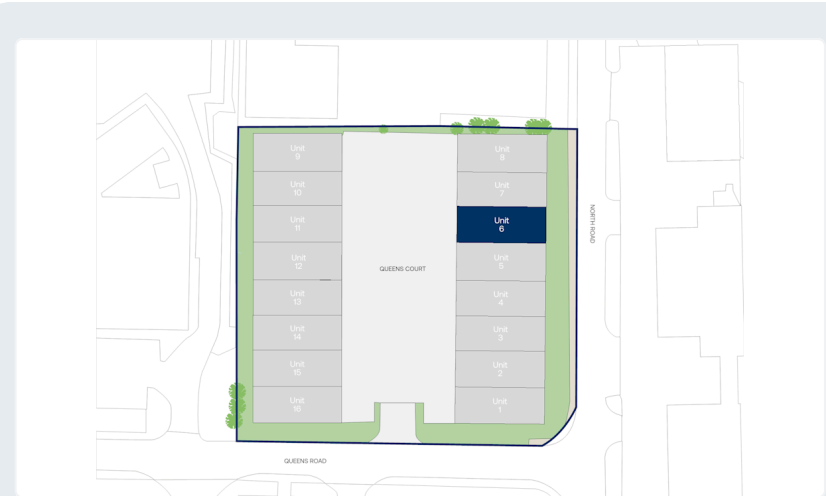
[Book a viewing](#)

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Accommodation:

| Unit | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|-------|---------------|--------------|--------------|--------------|
| 6 | Warehouse | 1,510 | Under offer | 945 |
| Total | | 1,510 | | |

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