

Parc Y Bont Industrial Estate

Bridgend, CF32 9SZ

Warehouse | 1,344 ft²



J36 of M4 - 2 miles



Roller shutter



Minimum eaves 3.9 m



Forecourt loading and parking

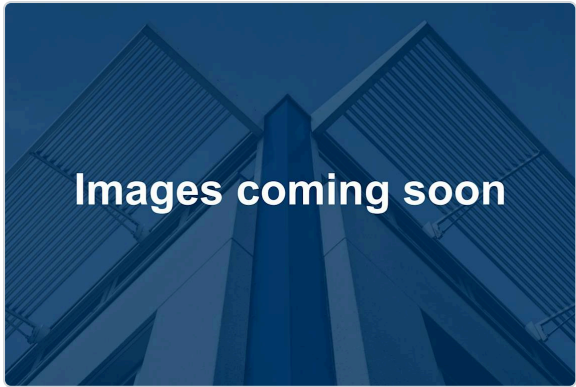


Office accommodation

Available to Let

LastMileFirst | mileway.com



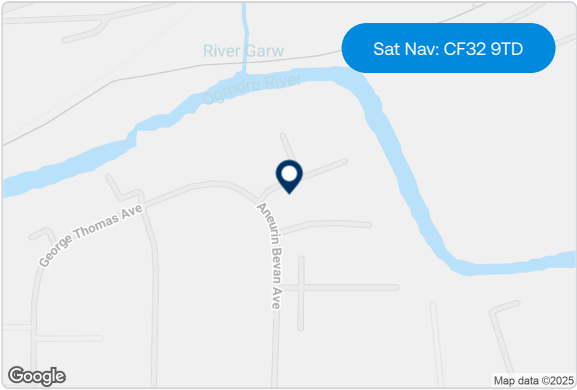


Description

This unit is of steel frame construction with brick/block elevations over clad with profiled steel sheet, incorporating double glazed aluminium framed window units and steel roller shutter door. Pitched roof surfaced with profiled sheet steel. Externally there is a concrete surfaced loading areas/aprons and tarmacadam surfaced car parking area.

Further information

| | | | |
|-----------|---|--|--|
| EPC | Rent | Terms | Legal costs |
| Unit 1: E | Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary. | Available on new full repairing and insuring leases. | All parties will be responsible for their own legal costs incurred in the transaction. |



Location

Parc-Y-Bont forms part of the well-established Brynmenyn Industrial Estate. The estate is strategically located 2 miles north of J36 of the M4 motorway (Sarn Park) and 4 miles north of Bridgend town centre. The estate is situated midway between Cardiff 26 miles east and Swansea 21 miles west. Occupiers on the estate includes, Howdens, Robert Price, Rinus Roofing and Sunbelt Rentals.



Accommodation:

| Unit | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|--------|---------------|--------------|--------------|--------------|
| Unit 1 | Warehouse | 1,344 | Immediately | 1,060 |
| Total | | 1,344 | | |

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

[Book a viewing](#)

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