

George Street

Bridgend Industrial Estate. Bridgend, CF31 3TS

Warehouse | 1,852 - 3,706 ft²



2 miles from J35 of the M4



Three-phase power



Communal parking



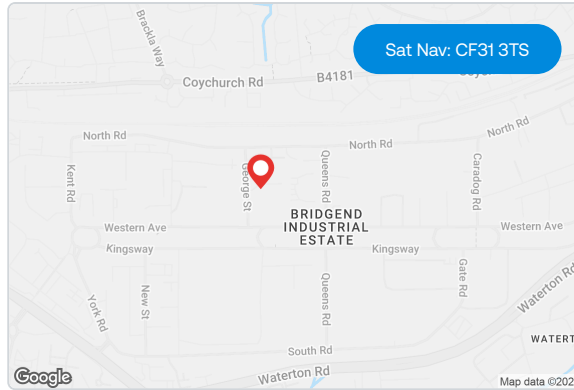
Prominent location

Coming soon



LastMileFirst | mileway.com

Images coming soon



Description

George Street on Bridgend Industrial, comprises 3 terraces of units as well as forecourt communal car parking / loading. Unit 11 is an end of terrace unit and unit 12 is a mid terrace unit of steel portal frame construction with concrete floor, an office, kitchen and WC facilities and an open plan production / warehouse area with a vehicular access door.

Location

The Bridgend Industrial Estate is one of the premier business locations in South Wales and comprises a large mixed use development of 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. George Street 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 and nearby occupiers include Screwfix, Howdens, Sinclair Garages, Greggs and South Wales Police.

Further information

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.

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
11	Warehouse	1,852	Coming soon	1,240	E
12	Warehouse	1,854	Coming soon	1,240	C
Total		3,706			

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