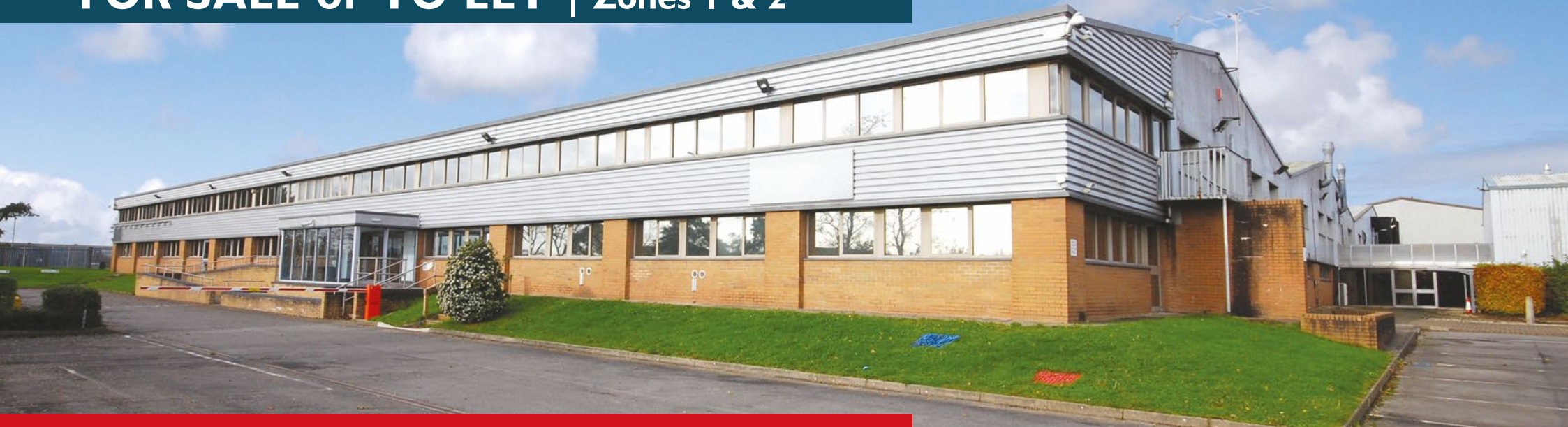


Eastern Business Park

Bennett Street Industrial Estate, Bridgend, South Wales CF3 13SH

From 34,832 sq ft (3,236 sq m) to 117,875 sq ft (10,951 sq m)

FOR SALE or TO LET | Zones 1 & 2



AVAILABLE INDIVIDUALLY OR COMBINED



Prime manufacturing /
distribution complex

Jenkins
Best

 Knight
Frank

- | Established Distribution & Manufacturing Location
- | Excellent Road Links - M4 Motorway
- | Self-contained complex
- | Available as a whole or potential to sub-divide

Location

Bridgend Industrial Estate is located mid way between Swansea and Cardiff with excellent road links to the M4 motorway via junctions 35 and 36. Bennett Street is situated towards the eastern end of the estate and the property occupies a prominent corner position.

Description

The property is within a secure fenced site of 7.89 acres and provides a range of industrial, warehouse and office accommodation suitable for a variety of uses from storage, manufacturing and research & development. Eaves height range from 5.23m to 7.37m and externally there is a generous car parking area and loading space.



Accommodation

Floor Area	83,043	Sq M
ZONE 1		
Production/Warehouse Area	49,315	4,582
Production Area Offices	12,713	1,181
Production Welfare Facilities	3,211	298
Offices/Reception	17,804	1,654
Total	83,043	7,715

ZONE 2		
Warehouse Area	14,673	1,371.53
• Reception/Welfare	12,380	1,150.15
• First Floor Office/Welfare	7,688	714.25
Total	34,832	3,236

ZONE 3	LET TO DX	35,071	3,258.2
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ZONE 4	SOLD	14,567	1,353.3
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Indicative of a potential sub-division



Rent / Price - On Application

All quoted figures are exclusive of VAT which we understand is applicable.

Estate Management

A service charge is levied by the management company for maintenance of common areas on the Estate, further details available on request.

Rateable Value

Zone 1 - £223,000 (2017 List)

Zone 2 - £101,000 (2017 List)

Energy Efficiency

A copy of the Energy Performance Certificate is available on request.

Zone 1 & 2 **D 85**

Viewing

Strictly by appointment through joint agents Jenkins Best & Knight Frank.

Contact

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Eastern Business Park | Bennett Street Industrial Estate, Bridgend CF31 3SH

