

FOR SALE/TO LET

2.87 ACRES, LARGE SURFACED COMPOUND

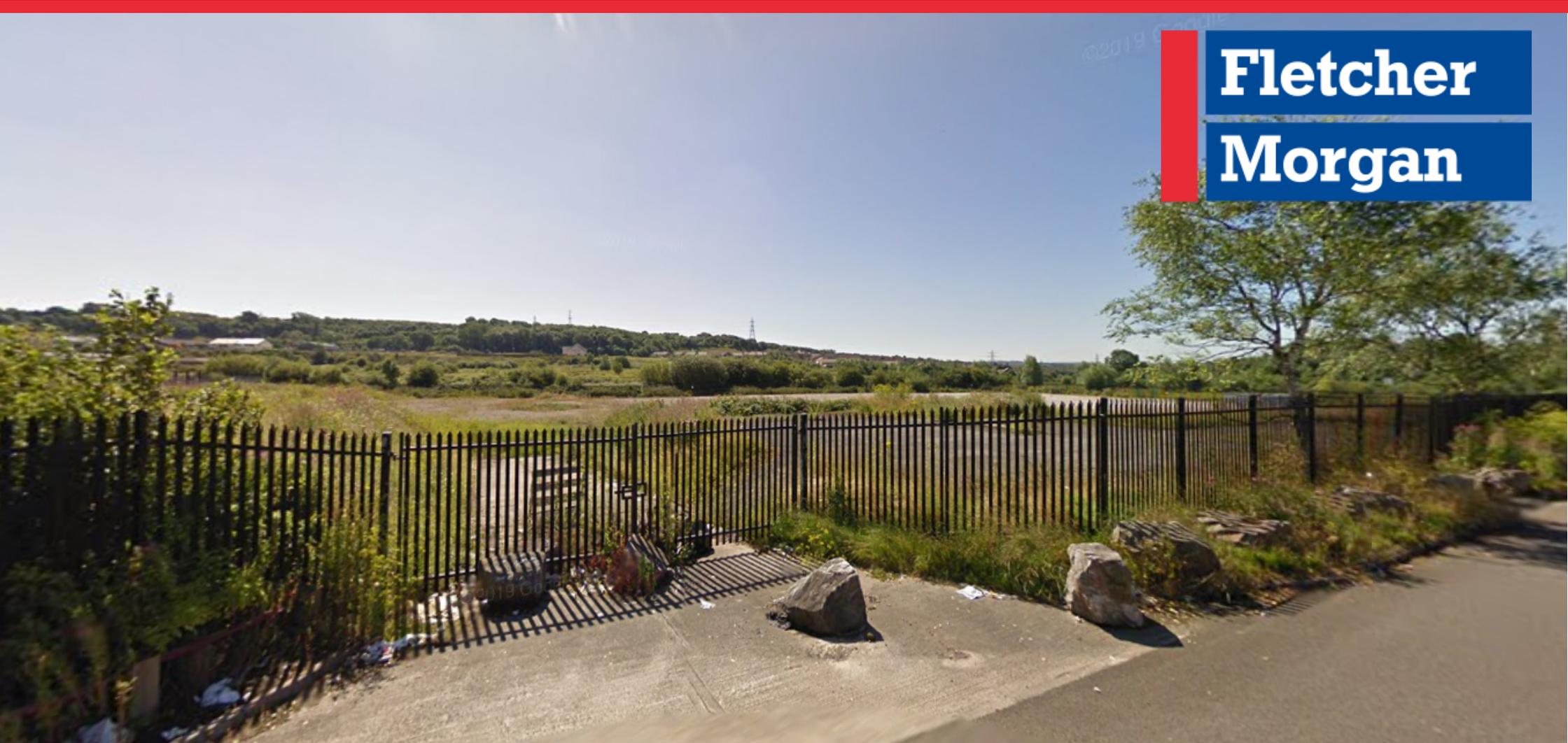
029 2037 8921 

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25 Park Place, Cardiff CF10 3BA 



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Morgan**



Land, Brackla Industrial Estate, Bridgend, CF31 1DE

Location

The compound/yard is located on Newlands Avenue within Brackla Industrial Estate. The Brackla Industrial Estate is located just 2 miles north of Bridgend Town centre and 1 mile south of Junction 36 (Sarn Park Interchange) of the M4 Motorway. The estate is therefore conveniently located to serve both Cardiff lying approximately 20 miles to the east and Swansea approximately 18 miles to the west.

Nearby operators include Easystore, Shepherds Veterinary Hospital, Centregreat and Pendragon Wales.

Description

The compound/yard is surfaced with perimeter fencing and gated access. Mains services available. Tenant or purchaser responsible for connection.

Accommodation

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

Land = 2.87 acres (1.16 hectares)



Rates

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The subject property is available freehold. The subject property is also available on a Full Repairing and Insuring basis

Rent

Purchase Price £375,000 plus V.A.T.

Alternatively, we may consider selling at £130,000 per acre.

Rent £70,000 annum exclusive

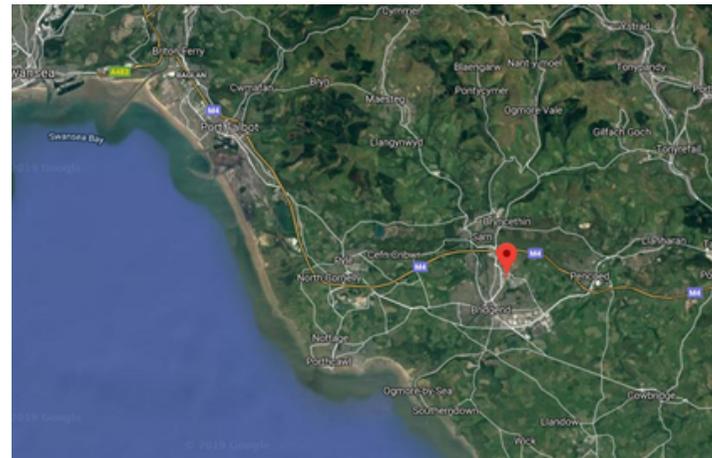
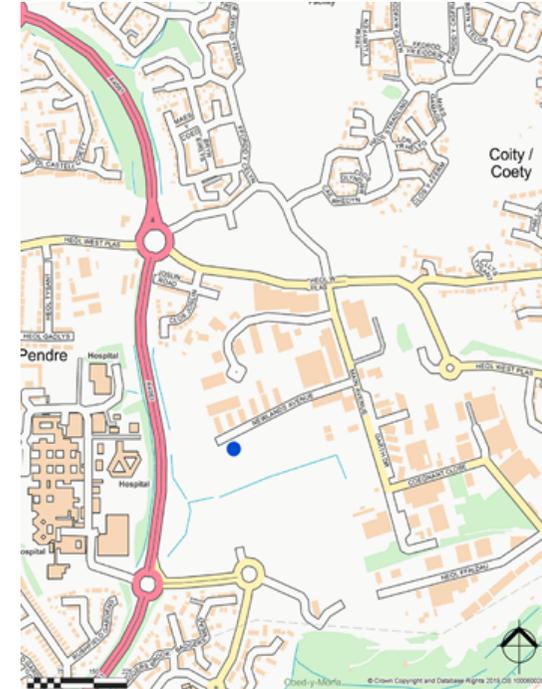
Alternatively, we may consider splitting the yard at £25,000 per annum per acre.

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.



CONTACT

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