

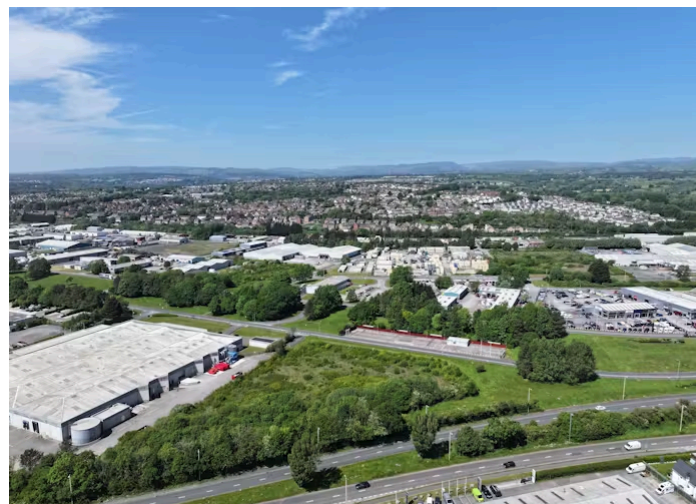


FOR SALE

Plot G12, Kingsway,
Bridgend, **CF31 3RY**

FOR SALE - Prominent roadside development / open storage opportunity at Bridgend Industrial Estate

- 4.85 acres (1.96 hectares)
- Prominent roadside development / open storage site
- Rare opportunity at Bridgend Industrial Estate



Size

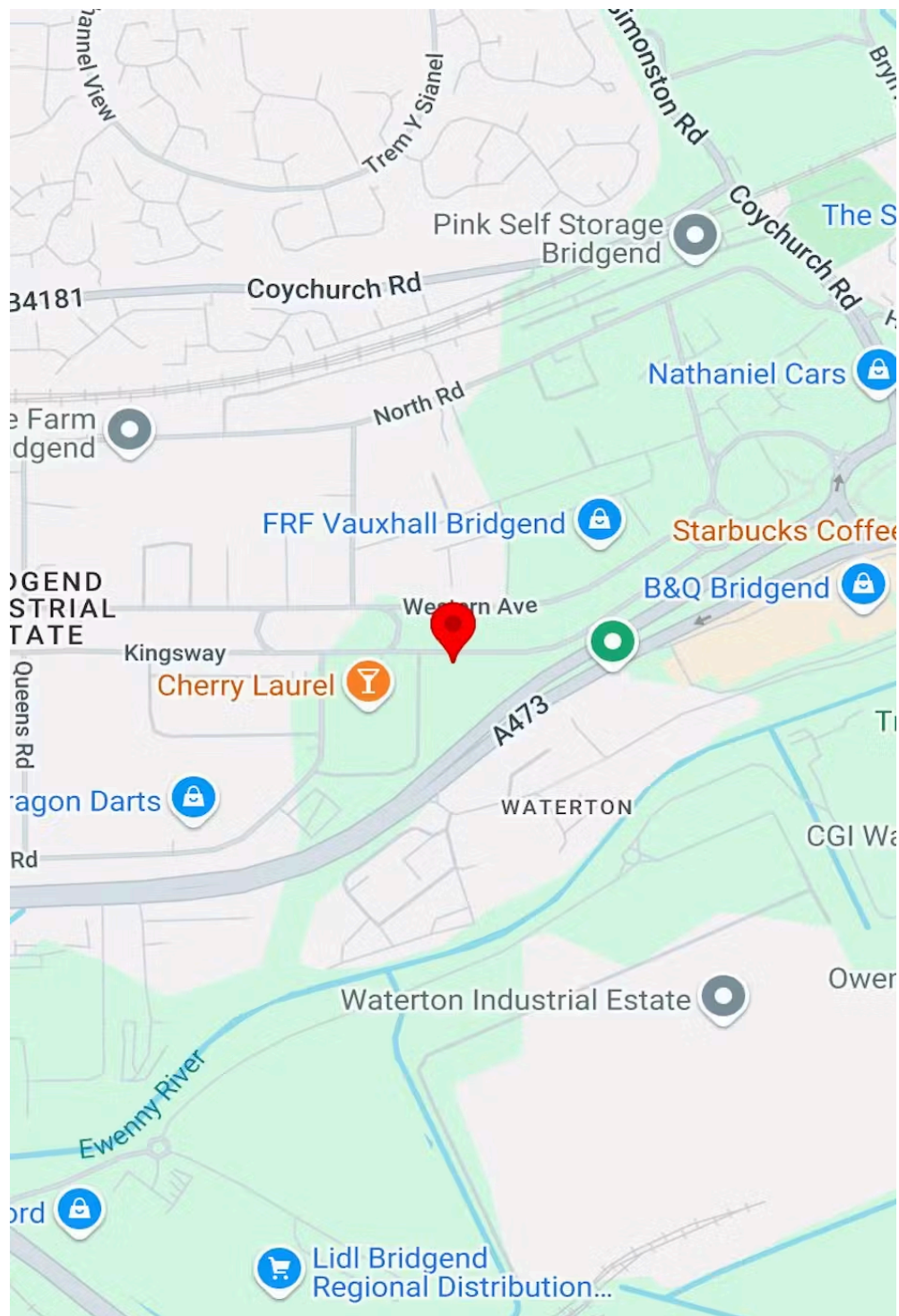
4.85 Acres (1.96 Hectares)

Price

Price on application

Location

The 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 feet of commercial space on approximately 300 acres. Bridgend Industrial Estate is located mid way between Swansea and Cardiff with excellent road links to the M4 motorway via junctions 35 and 36.



Description

Prominent site situated towards the eastern entrance to Bridgend Industrial Estate.

- The site has a generally level surface comprising some compacted hardcore and other materials, with a landscaping scheme to the rear separating it from the A473 Waterton Road.
- Interested parties to make their own enquiries / investigations with regards to services / utilities / drainage. (No connections at present).
- Planning – interested parties to make their own enquiries to Bridgend County Council.

Specification



EPC: EPC exempt -
No building present

**Plot G12, Kingsway,
Bridgend, CF31 3RY**



Terms

Available by way of a new long leasehold interest 999 years (peppercorn rent) with an obligation to contribute towards the overall estate service charge.

Price

Price on application

Service charge

£3,225 per annum Budget Year End March 2026

Legal Costs

Each party to bear their own costs

EPC

EPC exempt - No building present

VAT

Applicable

Contact

Henry Best

07738 960012

henry@jenkinsbest.com

Craig Jones

02920 34 00 33 | 07867 393494

craig@jenkinsbest.com

Tom Rees

02920 340033 | 07557 161491

tom@jenkinsbest.com

Amelia Nicholas

02920 340 033 | 07703 975 677

amelia@jenkinsbest.com

Joint Agents

Mr Michael Bruce

01656658445 | 07920144603

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033

jenkinsbest.com

Jenkins
Best
jenkinsbest.com



Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.