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## TO LET

**UNIT 1 BLOCK 5 NEWLANDS AVENUE,  
BRACKLA INDUSTRIAL ESTATE,  
BRIDGEND, CF31 2DA**

Modern Workshop/Starter Unit



- Unit Of 1,667 sq.ft. (155 sq.m.)
- Conveniently Situated Within Popular Estate
- Established Industrial Location close to J36 M4

## Location (CF31 2DA)

Bridgend is one of the premier business locations in South Wales, situated midway between Cardiff and Swansea. The town is also the preferred location for many existing large employers, including the headquarters for South Wales Police

The Brackla Industrial Estate is well located and accessed via the Coity by-pass with good links to J.36 of the M4 via the A4061 towards Sarn.

Newlands Avenue is at the heart of Brackla Industrial Estate and is accessed via the second right hand turn off Main Avenue next to 'K2 Gym'.



## Description

Newlands Avenue comprises a mini-estate of a number of units contained within 6 terraces. Unit 1 is prominently situated at the gable end of Block 5 adjacent to 'Repeatability Ltd.' and benefits from the following:

- concrete frame construction;
- elevations of brickwork and metal profile sheet;
- pitched roof of metal profile sheet;
- min. eaves height of 16ft.;
- vehicular access doors;
- small office and wc facilities;
- shared service yard.

## Accommodation (Gross Internal Area)

<b>TOTAL GIA</b>	<b>1,667 Sq.Ft.</b>	<b>155 Sq.M.</b>
<i>Inc.</i>		
Office	95 Sq.Ft.	9 Sq.M.
WC.		

## Mains Services

We understand that the properties benefit from the provision of mains services, including 3x phase electricity, mains water and drainage.

## EPC

To be re-assessed.

**SUBJECT TO CONTRACT**

**JUNE 2025**

## User

The property is situated on the Brackla Industrial Estate, an established industrial estate for B1, B2, and B8 users.



## Rateable Value

£7,200 (2023)

Business Rates Payable (2025/2026) – c. £4,090 pa.\*

*\*Small business rates relief is available*

## Estate Service Charge

A small service charge is payable by the incoming tenant for a proportion of the costs in maintaining and upgrading the common parts of the estate.

## Quoting Terms

The property is held on an existing lease which due to expire January 2027. The passing rent is £9,900 pa.

There is the possibility of a new 3 year full repairing lease being available – *please contact agents for further information.*

## Business Support

For further information please contact:

Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000**

Bridgend County Borough Council on **01656 815 315** or [business@bridgend.gov.uk](mailto:business@bridgend.gov.uk)

## Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

## VAT

All figures quoted are exclusive of VAT.

## Viewing

For further information or to arrange an inspection please contact the sole letting agents:



**Michael Bruce MRICS:**

Mobile: 07920 144 603

[michael@dlpsurveyors.co.uk](mailto:michael@dlpsurveyors.co.uk)

### IMPORTANT MESSAGE

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