

Quoting Price:

Upon application

exclusive of VAT

The Property:

The premises is arranged over ground floor and first floor and provides the following approximate Gross Internal Floor Area:

Ground Floor

69,443 sq ft
(6,451.51 sq m)

First Floor

7,698 sq ft
(715.16 sq m)

TOTAL

77,141 sq ft
(7,166.67 sq m)

Waterton Industrial Estate, Brocastle Avenue, Bridgend CF31 3XA

Well Established location.
Excellent transport links.

Highlights

- **Rare Freehold Opportunity**
- Self-Contained Site (6.5 acres)
- Fitted Office & Lab Accommodation
- Large Yard Area & 280 Car Parking Spaces

The Location

Nearby Neighbors

- Owens Transport
- B&Q
- TDW Distribution
- The Range
- Pets at Home

Connectivity

A473
0.1 miles
Junction 35 of M4
2.6 miles
Bridgend Town Centre
3.0 miles

Amenities

- LED Lighting
- Toilets
- Kitchenette
- Electric Loading Door
- 3-phase Electricity
- 280 Car Parking Spaces

Services

- Mains Water
- 3-phase Electricity
- Mains Gas
- Compressed Air
- CCTV

Description

Waterton Industrial Estate compromises of a self-contained manufacturing / distribution facility that has been constructed around a portal frame with an insulated sheet roof incorporating LED lighting through the warehouse.

The property comprises of a ground floor warehouse, benefiting from an open plan layout, 10m roof height, LED lighting and a compressed air system.

The property also features fully fitted office accommodation with dedicated meeting rooms and breakout space with a large atrium at reception.

Within the unit, there are a number of test lab spaces as well as 2 Class ISO 7 clean rooms with interlocked access doors.

The site extends to a total of 6.5 acres and benefits from a total 280 car parking spaces, multiple loading doors and is secured by palisade fencing around the perimeter.

Tenure

The property is available in an as seen condition on a freehold basis. The property will be available for occupation from 1st January 2026.

VAT

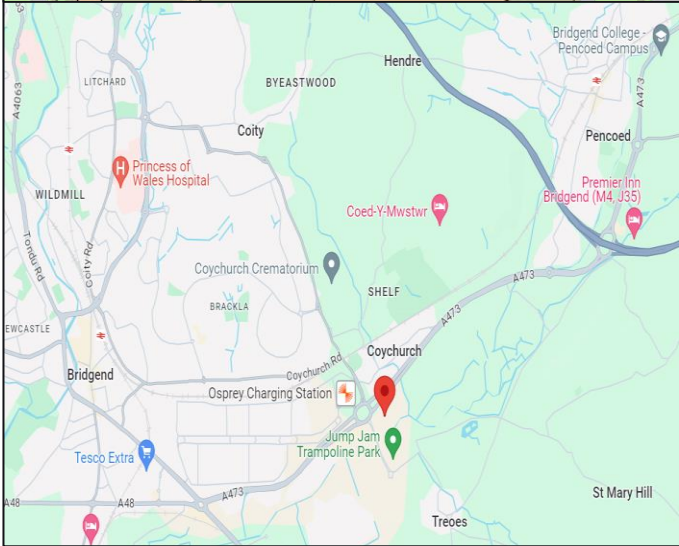
All costs are subject to VAT where applicable.

Legal Costs

Each party to bear their own legal and surveyor costs incurred in the transaction.

Energy Performance Certificate

Available Upon Request.



Contacts

Alex Van Den Bogerd
Associate Director
+44 7902 702882
Alex.vandenbogerd@colliers.com

Ben Tothill
Senior Surveyor
+44 7796 971218
Ben.tothill@colliers.com

Colliers
10 Templeback
Bristol
BS1 6FL
+44 117 917 2000

Colliers.com



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