



D12 David Street

Bridgend Industrial Estate, Bridgend, CF31 3SA

£75,000 Per Annum plus VAT

HARRIS & BIRT

Opportunity to let a warehouse and adjacent workshop / showroom unit within a secured compound circa 0.56 acres which is located on the established Bridgend Industrial Estate.

Location

The property is situated in a convenient location off David Street on the Bridgend Industrial Estate. The Bridgend Industrial Estate is the premier estate within Bridgend County Borough, home to both multi-national and local independent companies. The Estate is strategically located lying approximately 1 mile south of Bridgend Town Centre and approximately 2 miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway.

Description

Warehouse

The property briefly comprises a detached industrial/warehouse unit of steel portal frame construction with brick work lower elevations, single skin cladding to upper elevations and roof which incorporates translucent light panels. The property offers a large facility with a minimum eaves height of approximately 3.35m and a maximum eaves height of approximately 5.4m. The property benefits from an electrically operated roller shutter door to the front elevation, with three-phase power, kitchenette, WC facilities and additional mezzanine storage area. Externally, the property further benefits from a compound area directly out front of the unit with ample car parking and a loading / unloading area.

Showroom & Workshop

The property briefly comprises a refurbished semi-detached industrial and showroom type unit. Internally the unit benefits from a reception / office, fully fitted kitchen and WC facility. The unit further benefits from three-phase power, an electrically operated roller shutter door, minimum eaves height of approximately 2.85m and a maximum eaves height of approximately 4.53m.

The compound provides practical open storage or operational space. The site benefits from level access and a gated entrance, making it ideal for vehicle parking or storage.

Options to sub-divide subject to interest and individual tenant requirements. Rent to be agreed subject to split options.

Accommodation

From measurements taken onsite, we have calculated the following Gross Internal Areas:-

Warehouse - 3,070 sq ft (285.21 sq m)
Plus an additional 765 sq ft (71.07 sq m) of mezzanine stores and kitchenette.
Workshop - 1,549 sq ft (143.93 sq m)
Showroom - 981 sq ft (91.2 sq m)

Total GIA - 5,600 sq ft (520.3 sq m)

Total Site Area - 0.56 acres (0.23 Ha)

Services

We understand that the property benefits from mains electric, water and drainage. However, we have not tested any of the service installations and prospective occupiers must satisfy themselves as to the state and condition of such items prior to completion.

Term

The property is available to let by way of new lease on terms to be agreed.

Rent

£75,000 per annum plus VAT (for whole).
Rent to be agreed on any sub-divisions subject to interest.

Energy Performance Certificate

EPC Rating: TBC

VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction. However, in this instance we understand that VAT is payable.

Business Rates

We have made online enquiries to the Valuation Office who confirm the following:

Warehouse

Rateable Value: £15,750
Uniform Business Rate (UBR) 2026/27: 50.2

Workshop

Rateable Value: £6,400
Uniform Business Rate (UBR) 2026/27: 50.2

Showroom

Rateable Value: £6,300
Uniform Business Rate (UBR) 2026/27: 50.2

We advise all interested parties to make their own enquiries with the Valuation Office Agency and Local Authority in relation to Small Business Rates Relief.

Planning

We advise that all prospective tenants make their own enquiries with Bridgend Council Planning Department in relation to any existing or proposed planning consents.

Plans, Areas & Schedules

Any plans within these particulars are published for illustration purposes only and are not to scale. The warehouse is highlighted in blue and the workshop / showroom in red on the enclosed plan for identification purposes only.

Anti Money Laundering

As part of our obligation under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

Arrange a Viewing

Strictly by appointment only with the sole agents Harris & Birt. Please contact our office to arrange an appointment.

Daniel Jones MSc BSc (Hons) MRICS
or
Brooke Annandale BSc (Hons)

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All Enquiries

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

