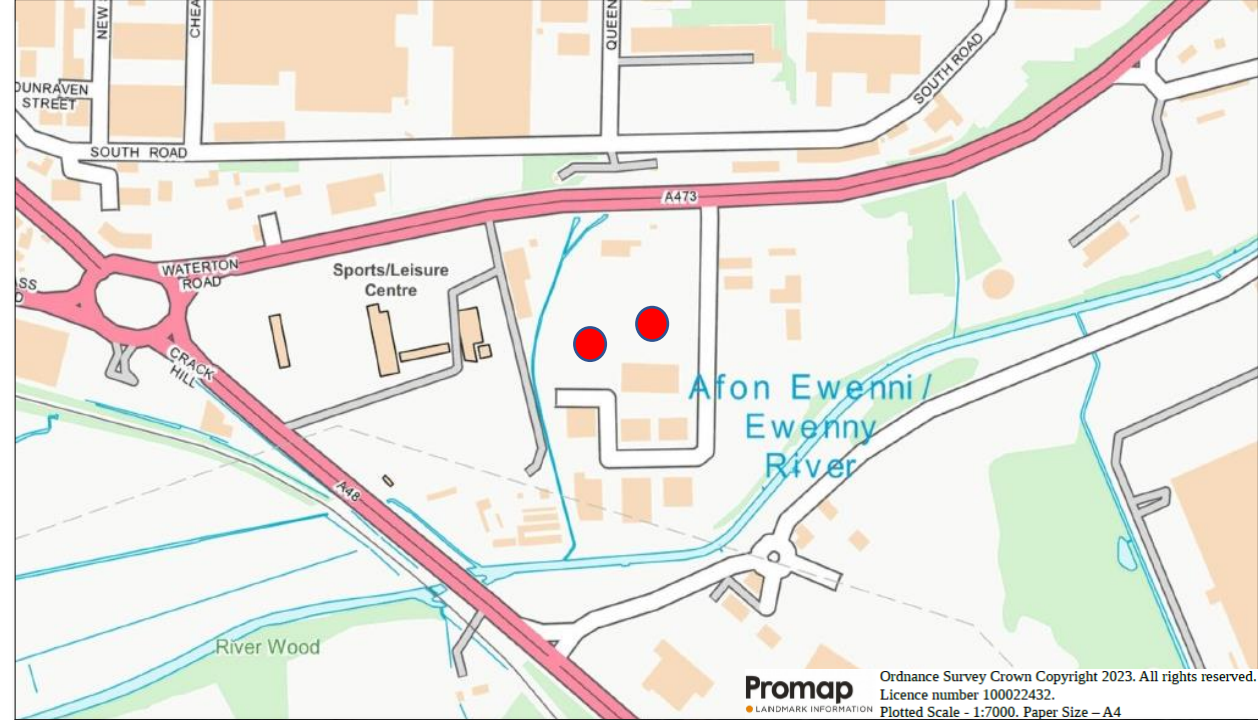


TO LET

Yards at Waterton Road

Bridgend, CF31 3YY

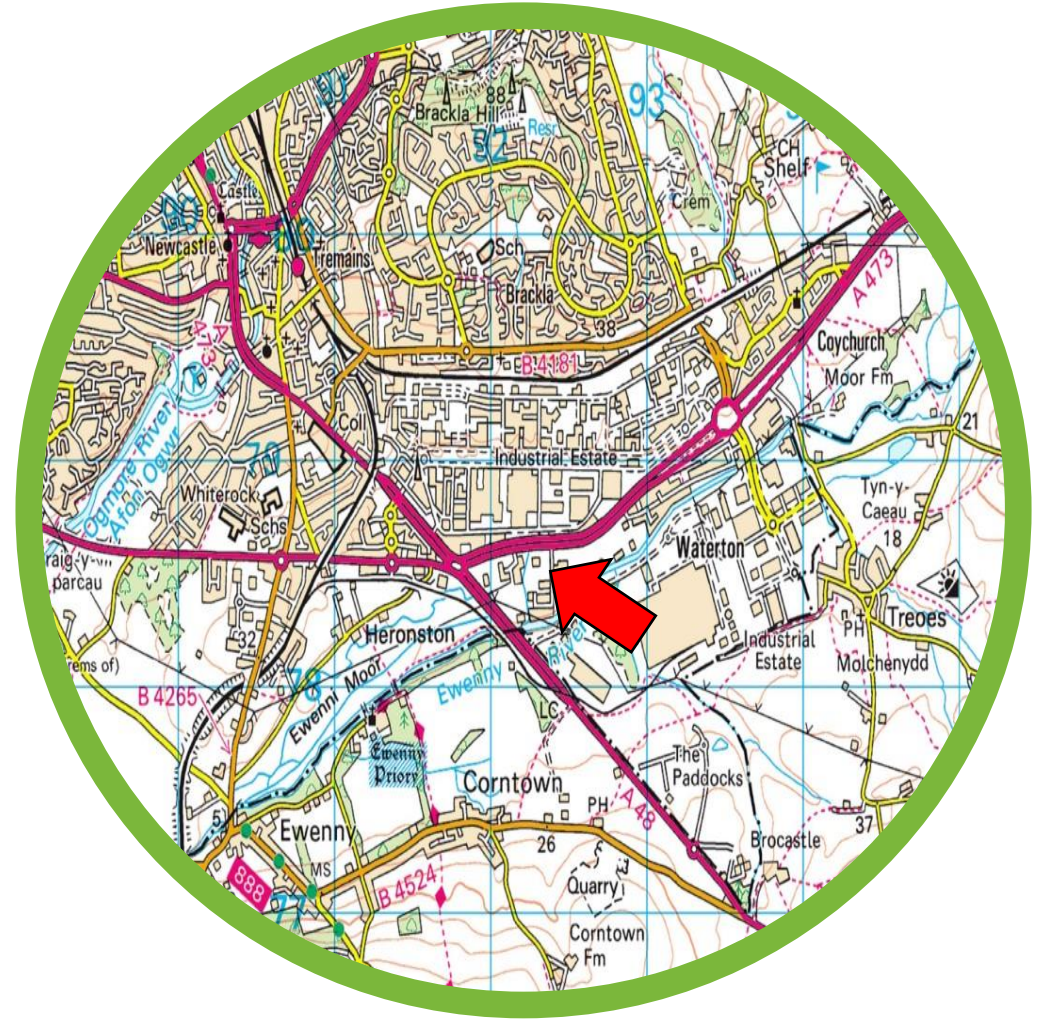
Industrial yards available on flexible terms from 0.48 – 1.96 acres



Location

The yards are situated just off the A473/Waterton Road one of the main arterial routes through Bridgend and south east of Bridgend town centre. The location provides excellent transport links to the M4 Motorway which is within 2 miles of Junction 35 at Pencoed itself providing direct connections to Cardiff and Swansea.

Occupiers in the nearby vicinity include South Wales Police, Travis Perkins and Compact Cars and Vans.



M4



2 miles

**Bridgend
town centre**



1 mile

Swansea



24 miles

Cardiff



20 miles

Accommodation

Description

The yards are partially fenced and are generally flat/level.

Yard 1 is mostly of hardcore surfaced with tarmac in part.

Yard 2 is mostly of concrete with part hardcore along the northern boundary.

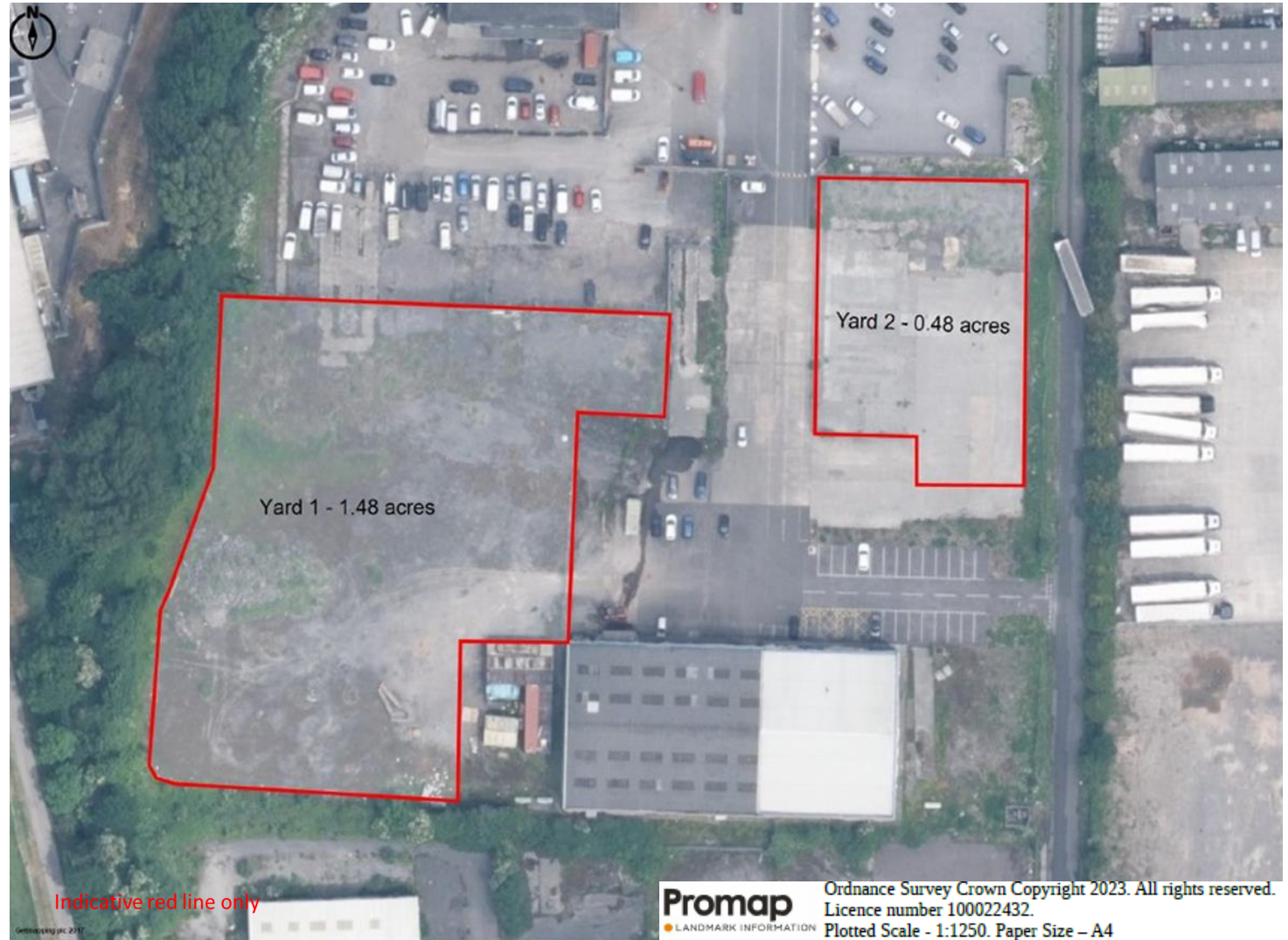
Area	Acres	Hectares
Yard 1	1.48	0.599
Yard 2	0.48	0.194
TOTAL	1.96	0.793

Services

We are advised there is electricity but no drainage at Yard 1.

We are advised there is electricity and drainage at Yard 2.

We confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.



Planning | Rates | Terms

Planning

We are verbally advised that the accommodation has planning consent for industrial use but any occupier should make their own enquiries to the Planning Department of Bridgend County Borough Council.

Tel: 01656 643643 or www.bridgend.gov.uk

Business Rates

Interested parties should make their own enquiries to Bridgend County Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

www.voa.gov.uk.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease

The property is available on a new full repairing flexible leases with annual breaks. Longer term leases may be considered.

Rent

Yard 1 is offered to let at £32,500 per annum exclusive of VAT.

Yard 2 is offered to let at £17,000 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



Alder King Property Consultants

18 Park Place
Cardiff
CF10 3DQ

www.alderking.com

AK Ref: OY/AK/98353

Date: July 2023

Subject to Contract



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Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

Yard 1



Yard 2

