

alder king

PROPERTY CONSULTANTS

FOR SALE / TO LET



Brandon Tool Hire

Tremains Road, Bridgend, CF31 1TZ

Industrial / Warehouse – 5,923 sq ft (550.26 sq m) GIA approx.

**Available
October
2023**

Location

Tremains Road is one of the main vehicular thoroughfares into Bridgend Town Centre and dominated by commercial users. There are a number of nearby vehicle dealerships and trade counter operators including Thunder Road Motorcycles, Bassett Honda, Sinclair Audi and SHG Motorsave. In addition, Castle Bingo and the Post Office Sorting office are nearby.

M4



3.5 miles east

Town Centre

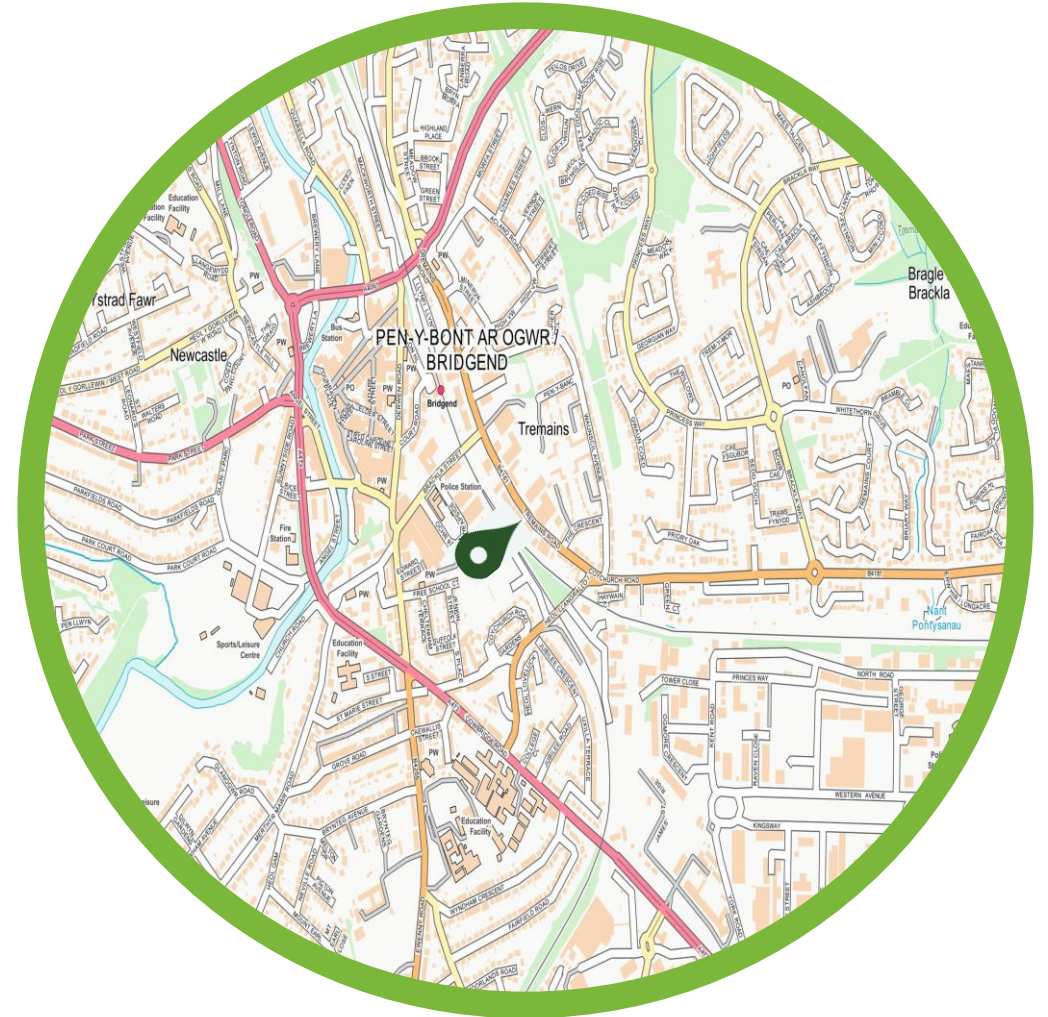


750 m

Railway station



450 m



Accommodation

Description

A steel portal framed warehouse linked to a two-storey trade counter, office, and ancillary building with secure yard. The warehouse floor is concrete. The unit is accessed via a manually operated roller shutter 4.28m height at roof apex.

The two-storey block also comprises brick elevations and has a flat felted roof.

Parking

Parking is available to the front and rear.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

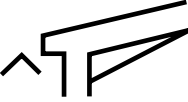
There is a single phase electricity supply.

There isn't a gas supply or central heating.

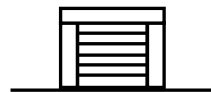
Area	Sq ft	Sq m
Ground floor	5,092	473.05
First floor	831	77.20
TOTAL	5,923	550.26

Industrial & Logistics




Eaves height
3.75m

Surface Level
Doors = 3.66m(w) x
3.64m(h)



Onsite parking



WC facilities



Office content



► Planning | Rates | EPC | 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 Council. Tel: 01656 643408 or (www.bridgend.gov.uk)

Business Rates

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

The Rateable Value is £26,500, determined 1 April 2023.

Energy Performance Certificate

The EPC Rating is C (74) and the full certificate can be provided on request.

Code for Leasing

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

Lease/Tenure/Terms

The property is available on a new full repairing lease with terms to be negotiated or for sale.

Rent/Purchase Price

The property is offered to let for £32,500 per annum exclusive of VAT.

Or

The property is offered for sale for £450,000 exclusive of VAT.

Legal Costs

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

References/Rental Deposits (for leasehold only)

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/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser 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:



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AK Ref: OY/AK/98304

Date: June 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.

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