

FOR SALE - INDUSTRIAL / OFFICE

BLOCKS B & C

9 Queens Road, Bridgend Industrial Estate, Bridgend, CF31 3UT



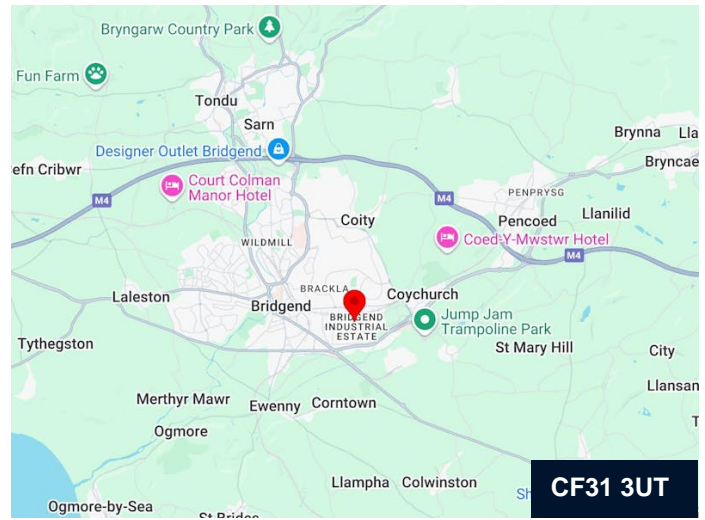
Key Highlights

- Long Leasehold for sale (76 years)
- 2 Detached Units
- 5,806 sq ft
- Site of 2.06 acres (STMS)
- On Site Parking

2 Kingsway
Wales CF10 3FD

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Description

The property comprises 2 detached units on a site of approx 2.06 acres. Block B comprises a 2 storey building which is used for teaching/music studio although could be easily utilised as offices. The specification includes suspended ceilings, Cat 11 lighting and gas central heating. Block C comprises a single story building split into 4 units housing music studios although could be use for storage. Block C benefits from fluorescent strip lighting and 3 roller shutter doors (H4.0m x W2.9m) together with separate office area.

Location

The property is located on Queens Road which links Kingsway and South Road, two of the main arterial routes within Bridgend Industrial Estate. Bridgend Industrial Estate and the immediate surrounding area accommodates a range of companies and uses including industrial, office, trade counter and motor traders.

Bridgend town centre is approximately 1.6 miles from the property and the M4, at J35, approximately 4.3 miles away, via the A473.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - B	3,400	315.87	Available
Building - C	2,306	214.23	Available
Total	5,706	530.10	

Tenure/ Price

The long leasehold is available for sale (99 years from 29 July 2002) with 76 years unexpired. The ground rent is £25,500 pa.

Price on application.

Business Rates

TBC.

EPC

The units have a D & E rating.

Viewing

Strictly via Savills

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