

TO LET

Industrial / Warehouse Unit



Penllwyngwent Industrial Estate, Saville Road, Ogmore Vale, Bridgend, **CF32 7AX**

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- 2,902 – 4,386 sq ft
 - Dedicated car parking
 - Flexible lease terms
 - Competitive rents



Location:

Penllwyngwent Industrial Estate is located in Ogmere Vale, approximately 8 miles north of Bridgend and 5 miles north of Junction 36 of the M4 via the A4061.

Description:

The estate comprises two terraces of steel portal frame constructed industrial units, the specification includes office accommodation to the first floor, access via roller shutter doors and pedestrian door and benefits from security shutters to ground floor.

Accommodation:

Unit No	M Sq	Sq Ft	Rent
1	407.45	4,386	£13,158
5	269.59	2,902	£8,706
6	275.44	2,965	£8,895

Terms:

The units are being offered to let on new FRI leases for a term of years to be agreed.

Legal Costs:

Each party is to be responsible for their own legal costs incurred in the transaction.

Rates:

All properties are subject to business rates.

VAT

All figures quoted are exclusive of VAT.

Viewing & Further Information:

By prior appointment with the joint letting agents: Steepholm Property Advisors or Lambert Smith Hampton

Contact:

Phil Griffiths

Steep Holm Property Advisors

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Subject to Contract August 2010