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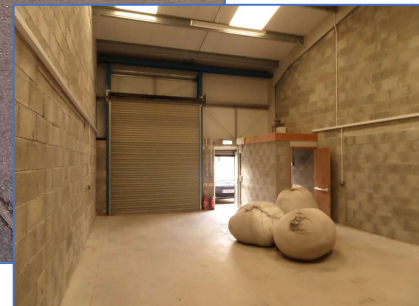
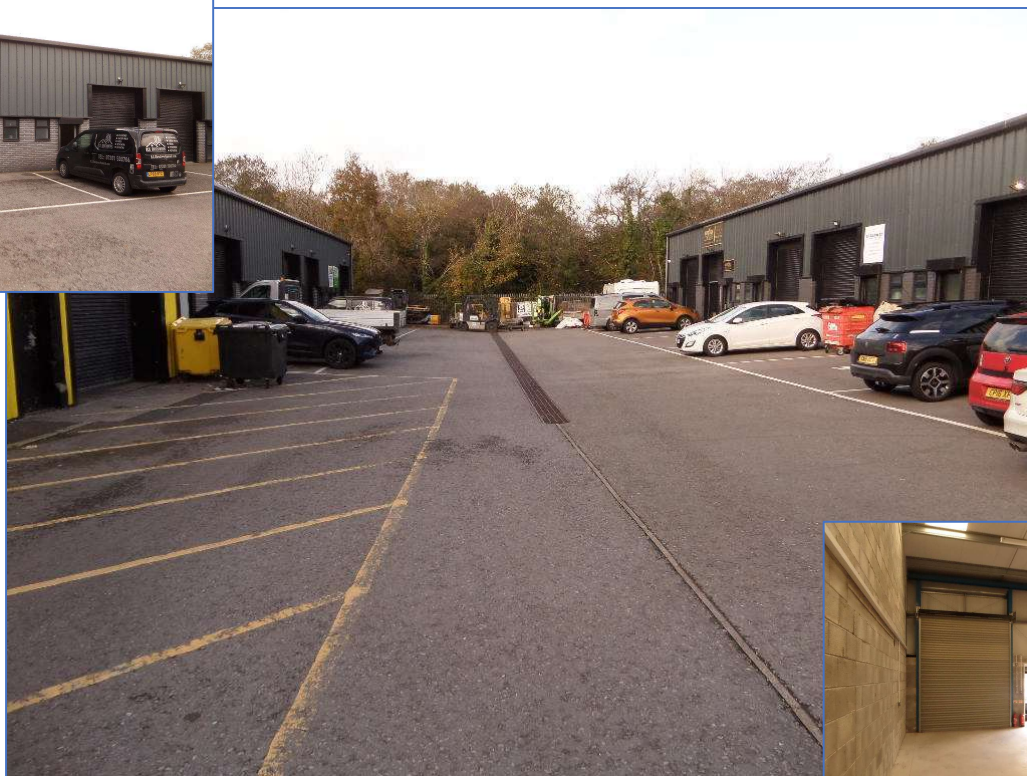
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029 2056 2952

TO LET

**PLOT 6 MILLERS AVENUE,
BRYNMENYN INDUSTRIAL ESTATE,
BRIDGEND, CF32 9TD**

Modern Workshops/Starter Units

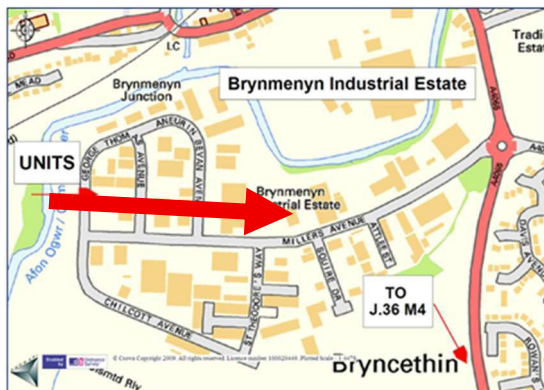


- **2x Terraces Of Self-Contained Workshops**
 - **Individual Units from c.680 sq.ft.**
- **Conveniently Situated Within Secure Estate**
- **Established Industrial Location close to J36 M4**

Location (CF32 9TD)

Bridgend is one of the premier business locations in South Wales, situated midway between Cardiff and Swansea. The town is also the preferred location for many existing large employers, including the headquarters for South Wales Police.

The Brynmenyn Industrial Estate is approximately 2 miles north of J.36 of the M4. The subject unit is situated towards the centre of the estate. Nearby occupiers include TAG, Restruct Ltd., and Welsh NHS.



Description

Plot 6 Millers Avenue comprises a mini-estate of a number of self-contained units within 2 opposing terraces. Each unit benefits from the following:

- Steel frame construction;
- Elevations of brickwork and metal profile sheeting;
- Pitched insulated roofs inc. translucent panels;
- Min. eaves height of 4.8m. rising to 6.00m. apex;
- Front electrically operated vehicular access door;
- Shared secure tarmac service yard.

Accommodation (Gross Internal Area)

	SQ.FT.	Sq.M.
Unit 2	680 + 265 mezz.	63 + 362 mezz
Unit 3	680	63

Mains Services

We understand that each unit is sub-metered and benefits from the provision of mains services, mains water and drainage.

Unit 2 has 3- phase electricity whilst unit 3 has single phase electricity.

User

The properties will be suitable for a variety of industrial uses within Use Classes B1 (light industrial), B2 (general industrial) and B8 (storage & distribution).

Applicants are advised to discuss their requirements with the agents.

Rateable Values

To be assessed but each unit expected to qualify for small business rates relief.

Energy Performance Certificates

Unit 2 – 111 – Band E

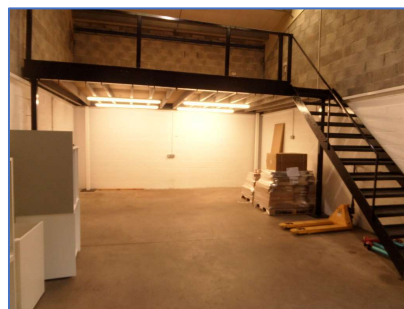
Unit 3 – 111 – Band E

Estate Service Charge

A small service charge is payable by the incoming tenant for a proportion of the costs in maintaining and upgrading the common parts of the estate.

Quoting Terms

The units are available on new lease terms, ideally for a minimum period of 3 years, on a full repairing and insuring basis.



Quoting Rents

Unit 2 (inc. mezz floor)	£950/month
Unit 3	£850/month

Business Support

For further information please contact:

Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000** or

Bridgend County Borough Council on **01656 815 315** or business@bridgend.gov.uk

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

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



Michael Bruce MRICS:
Mobile: 07920 144 603
michael@dlpsurveyors.co.uk

SUBJECT TO CONTRACT

NOVEMBER 2025

IMPORTANT MESSAGE

DLP Surveyors Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information herein (whether text, plans or photographs) is given in good faith but should not be relied upon as being a statement of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any facilities are in good working order. 4. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.