



Commercial

hrt

herbert r thomas

Storage Yards, New
Road,
Pencoed, Bridgend, CF35 5LD

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WB

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Getmapping plc 2017. Plotted Scale - 1:1250



0m 10m 20m 30m

Storage Yards, New Road

Rent on Application



Location

For Sat Nav users: Postcode CF35 5LD

Located on the A473 New Road, Pencoed, near Bridgend. The property is strategically located lying just 2 miles from Junction 35 (Pencoed) of the M4 Motorway. Cardiff is approximately 16 miles to the east and Swansea is approximately 25 miles to the west.

Description

The property comprises a triangular shape commercial yard, providing in total approximately 2.45 acres (1 hectare) of yard space which is available as a whole or in 2 parts, part (1) 1.269 acres, part (2) 1.179 acres.

The property is ideally suited for a variety of vehicle and storage uses. Plot 2 also has the benefit of a small office and toilet facilities.

Rent

Rent on application.

Terms

Property is available to rent as a whole or in part on terms of a new full repairing and insuring lease.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

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

Rateable Value/Council Tax

Interested parties are advised to make enquires to the Bridgend County Borough Council, Business Rates Department.

The property is not yet assessed following a split of accommodation from the adjoining yard.

Viewing Arrangements

Strictly by appointment only through the sole letting agents.

Contact: James Mordecai

Tel: 01446 776385

Email: jamesmordecai@hrt.uk.com

Viewing strictly by appointment through Herbert R Thomas

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hrt
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.