



**NEW BUILD LIGHT
INDUSTRIAL/ WAREHOUSE
UNIT**

TO LET

**UNIT 5
DUNRAVEN BUSINESS PARK
COYCHURCH ROAD
BRIDGEND
CF31 3BG**

UP TO 6,000 SQFT / 557.4 SQM



LOCATION

The property is very well located on Coychurch Road, which links into the town centre and M4 motorway via Junctions 35 and 36.

The Dunraven Business Park is made up of a selection of modern units occupied by a range of uses.

Nearby is an Asda Foodstore and Tremains Road, which houses a good range of high profile occupiers.

DESCRIPTION

The property is a high quality design and build property suitable for a range of uses.

The final design and size are to be agreed, subject to planning.

ACCOMMODATION

GIA	Up to	6,000 sqft	557.4 sqm
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TERMS

The property is available on a new lease for a term to be agreed subject to 5 yearly upward only rent reviews on effective FRI terms.

RENT

On application.

RATES

The property will be assessed for rating purposes when built.

EPC

To be assessed when built.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

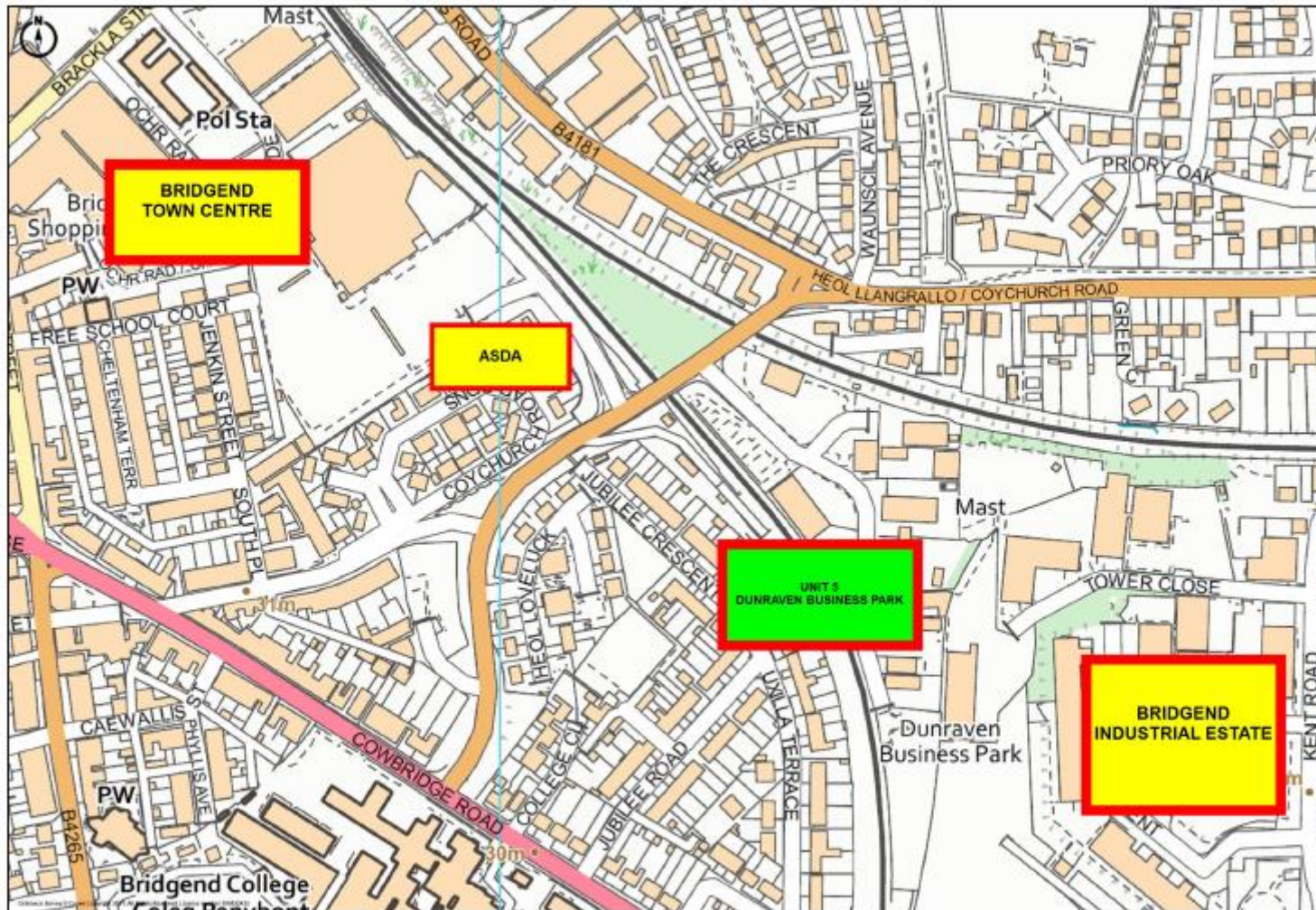
MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, E J Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Simon Watson James • Tel: 07775 910991 • E-mail: simon@ejhales.co.uk

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.



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