

# MOOR ROAD

WATERTON INDUSTRIAL ESTATE, BRIDGEND CF31 3DJ

FOR SALE/TO LET

HIGH BAY WAREHOUSE/  
INDUSTRIAL UNITS



Ford Motor Company



- HIGH BAY WAREHOUSE/INDUSTRIAL UNITS IDEAL FOR WAREHOUSING/LOGISTICS.
- COMPRISES 2 UNITS AVAILABLE EITHER INDIVIDUALLY OR AS A WHOLE AND PROVIDING IN TOTAL APPROXIMATELY 6,725 SQ M (72,387 SQ FT) GIA.
- EXCELLENT ROAD LINKS LYING JUST 3 MILES FROM JUNCTION 35 (PENCOED INTERCHANGE) OF THE M4 MOTORWAY.

## LOCATION

The Waterton Industrial Estate is widely regarded as one of the premier Estates within South Wales. Occupiers on the Estate include the Ford Motor Company, Logica CMG and Biomet. The units are located immediately opposite the Ford Motor Company with frontage to Moor Road.

The Estate lies approx 2 miles from Junction 35 (Pencoed interchange) of the M4 motorway via the A473 dual carriageway, providing easy access to Cardiff some 18 miles to the east and Swansea approx 21 miles to the west.

## DESCRIPTION

The property briefly comprises two detached high bay warehouse units providing clear span and circa 9.5m minimum eaves and being ideally suited for warehousing/logistics or alternatively a wide range of industrial or manufacturing uses.

Both units are built to a modern design and specification around a steel portal frame with double insulated steel colour coated cladding to roof and upper elevations and with the roof incorporating translucent light panels. Both units have brick and blockwork to lower elevations. Each unit has the benefit of 2 no. electrically operated roller shutter doors to the side elevation with Unit 2 having the benefit of 2 no. dock levellers.

The units are set within a secure yard extending to approximately 4.55 acres or thereabouts.

## SERVICES

The property has the benefit of mains water, drainage and 3 Phase electricity connected.

## TERMS

The units are available on either a "For Sale" or "To Let" basis either individually or as a whole.

## RENT

Upon application.

## SALE PRICE

Freehold price on application.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ACCOMMODATION

### Unit 1

Warehousing/Production Space **2,819 sq m** (30,343 sq ft) GIA

### Unit 2

Warehousing/Production Space **3,828 sq m** (41,204 sq ft)

Ground Floor Office/Ancillary **39 sq m** (420 sq ft)

First Floor Office/Ancillary **39 sq m** (420 sq ft)

**3,906 sq m** (42,044 sq ft) GIA

**TOTAL 6,725 SQ.M (72,387 SQ.FT) GROSS INTERNAL AREA.**

## TENANCIES

The property is held subject to and with the benefit of the current occupation arrangements:-

**Unit 1** - Vacant

**Unit 2** - Part let to Western Cork Ltd under terms of a 5 year FRI lease from 28/01/07 at an all inclusive rental of £161,670 p.a incorporating landlord/tenant rolling option to break the lease on giving 6 months notice.

Part let to Coca Cola Enterprises Ltd under terms of a 5 year IRI lease from 28/01/07 at an all inclusive rental of £26,183.52 p.a and with landlord rolling option to break the lease on giving 6 months written notice in the event of Western Corks lease being broken.

## GRANT ASSISTANCE

Please call Business Support Wales on 03000 603000 for eligibility.

## VAT

All figures quoted are exclusive of VAT if applicable.

## VIEWING

Strictly by appointment only through joint marketing agents:-

Watts & Morgan -  
01656 644288

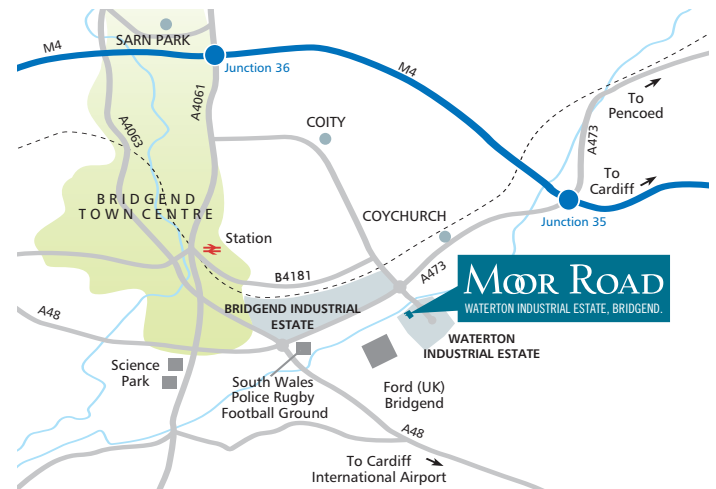
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