



# J35 – PENCOED

PENCOED TECHNOLOGY PARK // PENCOED // BRIDGEND // CF35 5PZ

- ⊗ 46,100 sq ft gross internal area (as one or two units)
- ⊗ 2,756 sq ft first floor office accommodation
- ⊗ 6 ground level loading doors
- ⊗ 12m eaves
- ⊗ 50m service yard with potential to increase further
- ⊗ 65 car parking spaces with potential to increase further
- ⊗ Floor loading of 50 KN per sq m

[www.J35pencoed.com](http://www.J35pencoed.com)



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**DETACHED INDUSTRIAL/  
WAREHOUSE PREMISES**

**46,100 SQ FT**  
CAPABLE OF SUB DIVISION INTO TWO SEPARATE UNITS

**TO LET/FOR SALE  
AVAILABLE 2021**



Ariennir yn Rhannol gan  
**Lywodraeth Cymru**  
Part Funded by  
**Welsh Government**

# TO LET/FOR SALE - HIGH QUALITY PREMISES

## LOCATION

The site is located on Pencoed Technology Park which is situated to the edge of Bridgend and adjacent to Junction 35 of the M4 Motorway. Bridgend occupies a strategic location in the heart of South Wales, mid-way between Cardiff (20 miles to the east) and Swansea (22 miles to the west).

Bridgend railway station is located in the town centre approximately 4 miles to the west and provides a direct service to London Paddington. Other services include links to Swansea, Cardiff, Newport, Bristol and Manchester.

Occupiers within the immediate area include McDonalds Drive Thru, Starbucks Drive Thru, Sony, Ortho Clinical Diagnostics, Invacare and a Petrol Filling Station. A Premier Inn and pub are also situated in this vicinity.

## TRAVEL DISTANCES

Cardiff Airport	15 miles	Birmingham	126 miles
Cardiff	20 miles	London	162 miles
Swansea	22 miles		

Source: Google Maps

## ACCOMMODATION (SQ FT)

UNIT	WAREHOUSE	OFFICES	TOTAL
*Unit 1	43,344	2,756	46,100

\*Capable of sub division into two separate units if required

## GRANT ASSISTANCE

The site is situated within a Tier One grant assisted area, which provides the highest level of grant assistance for qualifying projects. Interested parties are to make their own enquiries of the relevant departments at the Welsh Government.

## SPECIFICATION

The proposed scheme shows a detached industrial / warehouse premises of 46,100 sq ft that is capable of sub division into two separate units if required. The specification is as follows:

- 46,100 sq ft gross internal area
- 2,756 sq ft first floor office accommodation
- 6 ground level loading doors
- 12m eaves
- 50m service yard with potential to increase further
- 65 car parking spaces with potential to increase further
- Floor loading of 50 KN per sq m

## TERMS

The premises are available by way of sale or by way of new lease.

## RENT/PRICE

On application.

## ESTATE SERVICE CHARGE

There will be an estate service charge and management charge to cover a fair proportion of all common estate maintenance costs.

## ENERGY PERFORMANCE CERTIFICATE

EPC certificates will be available on completion. Targeting EPC rating of A. Built to BREEAM excellent status.

## FURTHER INFORMATION

Please contact the retained agents:



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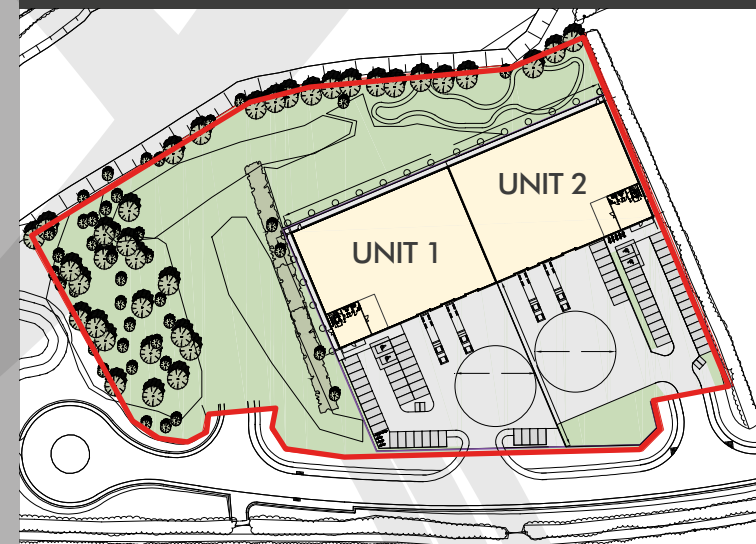


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