



J35 – PENCOED

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

- ⊗ 45,435 sq ft gross internal area (as one or two units)
- ⊗ 1,873 sq ft first floor office accommodation
- ⊗ 6 ground level loading doors
- ⊗ 10m eaves
- ⊗ Up to 50m service yard
- ⊗ Up to 72 car parking spaces
- ⊗ Floor loading of 50 KN per sq m

www.J35pencoed.com



in FOLLOW TREBOR

**DETACHED INDUSTRIAL/
WAREHOUSE PREMISES**

**45,435 SQ FT
(4,221 SQ M)**

CAPABLE OF SUB DIVISION INTO TWO SEPARATE UNITS

**TO LET/FOR SALE
AVAILABLE 2022**



UNDEB EWROPEAIDD
EUROPEAN UNION



Llywodraeth Cymru
Welsh Government

**Cronfa Datblygu
Rhanbarthol Ewrop
European Regional
Development Fund**

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 Hotel and Pantrhyn Farm (Whitebread 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

UNIT	GF WAREHOUSE	FF OFFICE	TOTAL
*Unit 1	43,562 SQ FT (4,047 SQ M)	1,873 SQ FT (174 SQ M)	45,435 SQ FT (4,221 SQ M)

*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 45,435 sq ft that is capable of sub division into two separate units if required. The specification is as follows:

- 45,435 sq ft gross internal area
- 1,873 sq ft first floor office accommodation
- 6 ground level loading doors
- 10m eaves
- Up to 50m service yard
- Up to 72 car parking spaces
- Floor loading of 50 KN per sq m

TERMS

The premises are available for sale or by way of a new lease for a term to be agreed.

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:



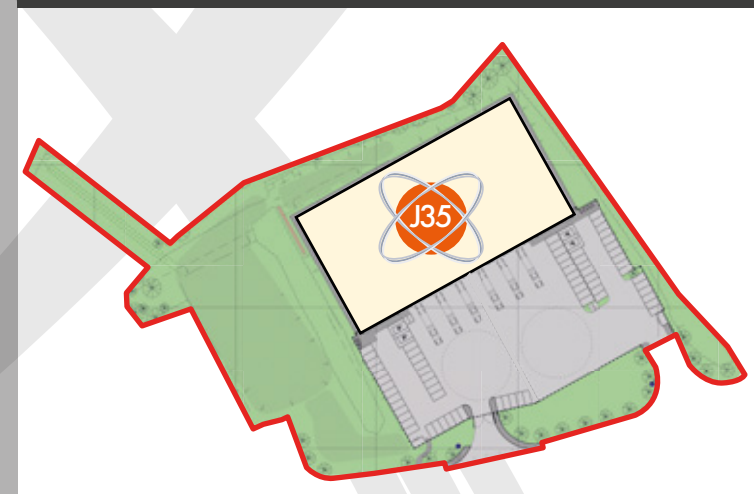
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SAT NAV: CF35 5PZ



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