

lot 23

Site Adjacent to A473, Pencoed Business Park  
Bridgend CF35 5HY

Vacant Possession

Freehold Car Parking/Development Opportunity

- Approximately 0.41 hectares (1.01 acres) with 114 marked car parking spaces
- Suitable for External Storage/Parking
- Established Business Location Within 250 metres of M4 Motorway (Junction 35)
- Nearby occupiers include McDonald's, Premier Inn and Texaco Petrol Filling Station



Location

Miles: 16 miles west of Cardiff  
25 miles south-east of Swansea  
Roads: A473, M4 (Junction 35)  
Rail: Pencoed Rail (22 mins to Cardiff Central)  
Air: Cardiff International Airport

Situation

Bridgend is one of the premier business locations in South Wales, situated between Cardiff and Swansea. The property is strategically located on the eastern side of the A473, within 350 metres of the M4 Motorway (Junction 35) which links London with South Wales. Nearby occupiers include McDonald's, Premier Inn and Texaco Petrol Filling Station. The 30,000m Sony UK Technology Centre is also located to the north-east of the property.

Description

The property comprises a surfaced yard/external storage area providing approximately 0.41 hectares (1.01 acres) with 114 marked car parking spaces. The site benefits from secure fencing, external lighting and planning for separate dedicated access and an independent electricity supply.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Use	Site Area		Possession
Car Parking/External Storage	1.01 acres	(0.41 hectares)	Vacant Possession

For further details please contact:

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Buyer's Legal Report Service

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