

Wyndham Close Brackla Ind Est, Bridgend, CF31 2AN

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FOR SALE / TO LET

WYNDHAM CLOSE

📍 Brackla Ind Est, Bridgend, CF31 2AN



Three detached industrial & office buildings on a **5.89 acres** secure surfaced site



LOCATION

Bridgend forms a key part of the South Wales industrial corridor, strategically positioned along the M4 motorway and benefiting from a strong concentration of established commercial locations including Bridgend Industrial Estate, Brackla Industrial Estate and Pencoed Technology Park.

The property is prominently situated on the eastern edge of Brackla Industrial Estate, approximately 2 miles from Junction 36 of the M4 and approximately 4 miles from Junction 35, providing excellent access to the wider South Wales and England markets.

Brackla Industrial Estate is a well-established commercial location and home to a diverse range of occupiers including Centregreat, Inscapes and The Princess of Wales Hospital.



ranks.filer.loaded
what3words.com

ACCOMMODATION

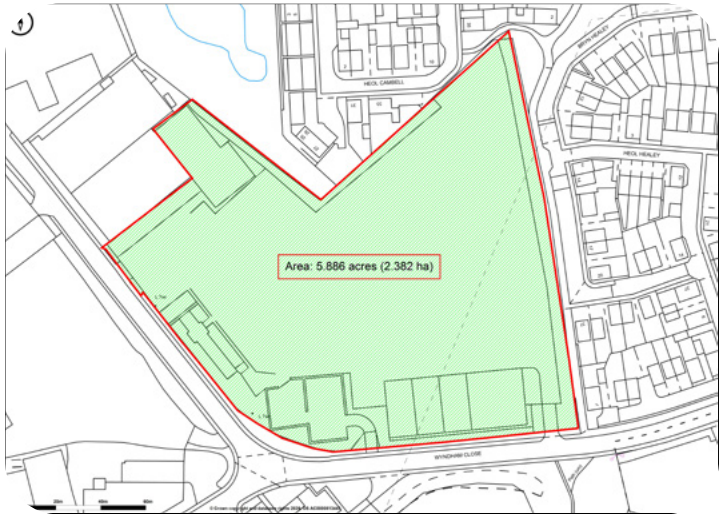
Description

The property comprises three detached buildings on a site extending to 5.89 acres and benefitting from three gated entrances.

The site is predominantly surfaced with tarmac benefitting from covered drainage channels and boundary chain-link / wooden panel fencing with gates.



Area – Paint-shops (GIA)	Ft²	M²
Unit 1	6,560	609.45
Unit 2	3,189	296.25
Unit 3	3,189	296.25
Unit 4	3,226	299.72
Total	16,164	1,501.66
Area – Ware-house (GIA)	Ft²	M²
Ground Floor	10,164	944.30
Mezzanine	1,050	97.56
Total	11,214	1,041.86
Area – Offices (NIA)	Ft²	M²
Ground Floor	2,042	189.72
Grand Total	29,420	2,733.24



The buildings comprise the following:

The Paintshops

- Split into 4 connecting units.
- Steel portal framed construction.
- Minimum eaves height of 4.15m. Rising to 8.00m.
- 5 vehicular access roller shutter doors.
- Potential for large front-loading forecourt.
- Potential for separate dedicated access off Wyndham Crescent.
- Mains services including three phase electricity, mains gas, water and drainage.

The Warehouse

- Single bay steel portal frame, steel clad with concrete floor and asbestos cement sheet gable end.
- Single Loading door.
- External basic toilet facility with sink.
- Two partitioned offices with storage mezzanine above and a small workshop area.

The Offices

- Single storey building of traditional masonry construction with a pitched concrete tiled roof with velux windows.
- Reception area, toilet block, manager's office and open plan office with storage and canteen.

PLANNING | RATES | EPC | TERMS

The property is held mostly on **three long leaseholds** and a **smaller part freehold**.

The long leasehold title numbers are **WA235859**, **CYM116155** and **CYM116156** sitting on a freehold title number **CYM491776**. They are for terms of 999 years from 1982-1987. The freehold part's title number is **WA188586**.

Access to a data room can be made available upon request.



Planning

We are verbally advised that the accommodation has planning consent for industrial use, but any occupier should make their own enquiries to the Planning Department of Bridgend County Borough Council.
Tel: 01656 643643
or planning@bridgend.gov.uk

Business Rates

The Rateable Value is £92,000. Interested parties should make their own enquiries to Bridgend County Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.
www.voa.gov.uk.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Energy Performance Certificate

The EPC's are as follows:

- Offices – D (94)
- Paintshops & Works – B (49) & B (48)
- Warehouse – B (44)

Lease/Tenure/Terms

The Property is available for Sale with vacant possession. For a letting, the property is available on a new full repairing lease with terms to be negotiated.

Purchase Price/Rent

The property is offered for sale at a guide price of **£2,500,000**, exclusive of VAT.
The property is offered to let for **£250,000** per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

(for leasehold only)

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.



VIEWING ARRANGEMENTS

For further information or to arrange an inspection,
please contact the agents:



Alder King Property Consultants
18 Park Place
Cardiff
CF10 3DQ
www.alderking.com



Owen Young
029 2038 1996
07974 186 482
oyoung@alderking.com



Andrew Ridler
0117 317 1071
07990 891015
aridler@alderking.com



Gerallt Dafydd
029 2039 1468
07990 891 010
gdafydd@alderking.com



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IMPORTANT NOTICE

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



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Services



Professional
Services



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