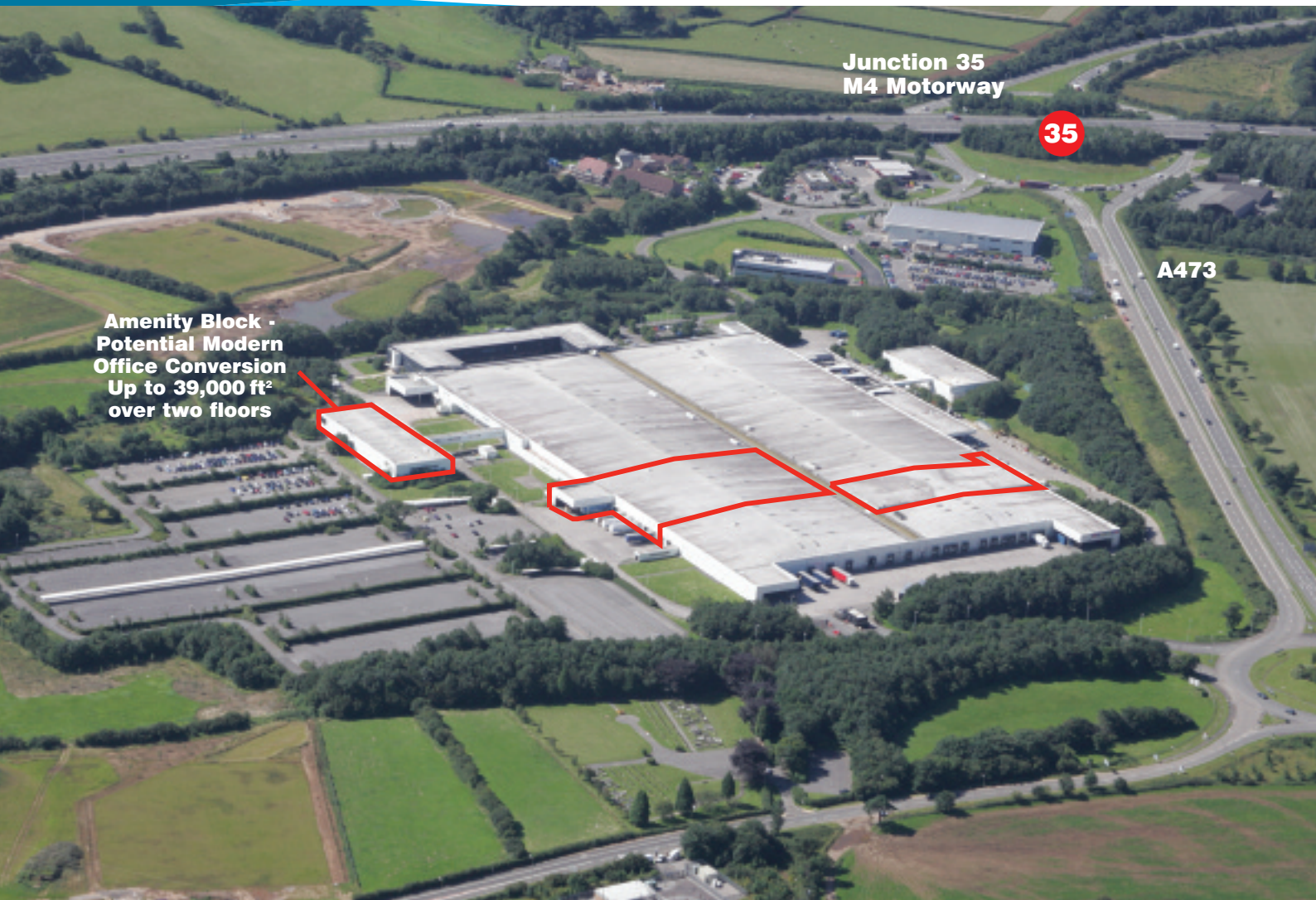


TO LET

J35 Pencoed
Nr Bridgend / South Wales



PENCOED TECHNOLOGY PARK



✔ Superior Production & Warehousing Accommodation

✔ Units from 3,121 sq m (33,595 sq ft)

✔ Flexible Lease Terms

✔ Landscaped Business Park Environment

✔ 24 Hour Security

✔ High Specification

✔ Occupiers include Sony

✔ Top Tier Grant Location

✔ Skilled Local Workforce

✔ 500m to J35, M4 Motorway

TO LET

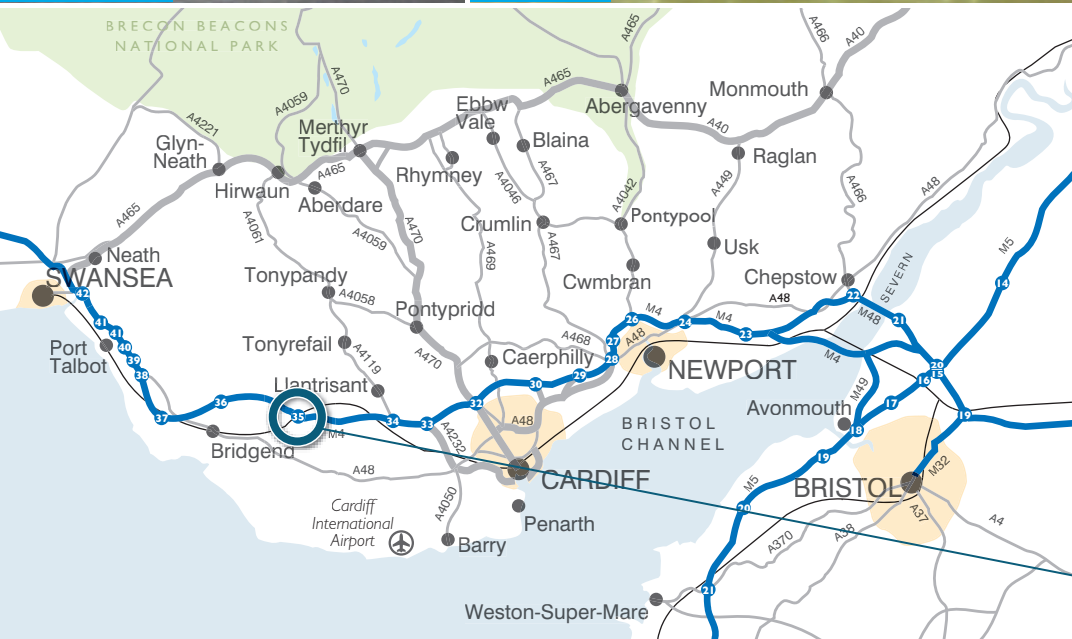
This property, originally constructed for Sony in 1993, has been re-configured to offer production and warehouse accommodation to let either as a whole or in part. Sony continue to occupy part of the premises, thereby offering a prestigious environment for an incoming occupier.



LOADING AREA



WAREHOUSE



BRIDGEND

Bridgend occupies a strategic position in the heart of South Wales, midway between the two principal cities of Cardiff & Swansea, each some 22 miles to the east and west respectively.

The M4 motorway links directly into the UK motorway network with London and Heathrow Airport around 160 miles to the east. Locally, Bristol and Cardiff Airports offer national & international flights.

Bridgend has a district population of 128,645 (2001 Census).

The property lies adjacent to a Lloyds TSB Call Centre and roadside cluster including a petrol station and Premier Lodge Hotel.

SPECIFICATION

- 📍 The site has a total incoming power supply of 4.5MVA
- 📍 Internal eaves heights of 5.6m rising to 8.3m at the apex
- 📍 Gas fired heating system
- 📍 Unit 1B – 2 dock/ground level doors
- 📍 Unit 3 – 8 dock/ground level doors
- 📍 Secure landscaped site
- 📍 Generous car, lorry and trailer parking



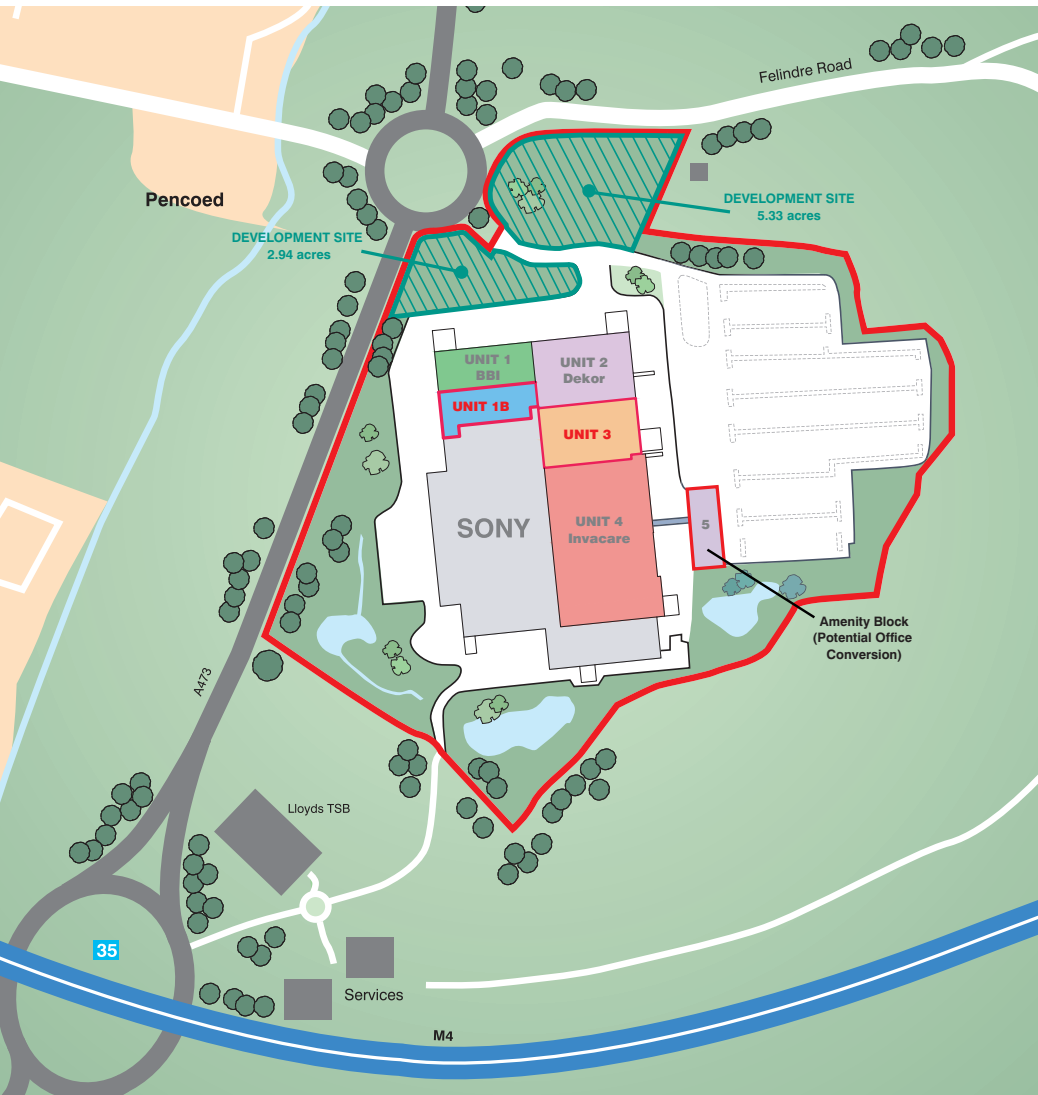
SCHEDULE OF AREAS

Unit 1B	Ground Floor	3,121 sq m	33,595 sq ft	VACANT
	Mezzanine	2,474 sq m	26,630 sq ft	
	Total:	5,595 sq m	60,225 sq ft	
Unit 1		3,460 sq m	37,250 sq ft	LET
Unit 2		5,672 sq m	61,065 sq ft	LET
Unit 3		5,028 sq m	54,120 sq ft	VACANT
Unit 4		14,079 sq m	151,546 sq ft	LET

Unit 1B incorporates a test chamber located at ground floor level, gross area 310 sq m (3,340 sq ft), full details upon application.



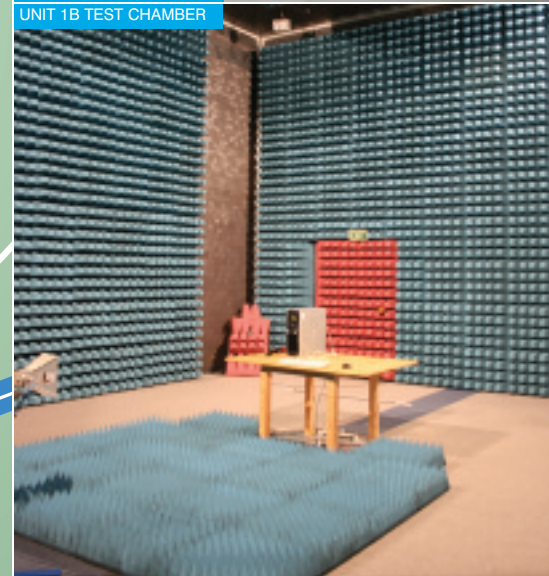
UNIT 3 WAREHOUSE



Attractive business park setting



UNIT 1B GROUND FLOOR
UNIT 1B TEST CHAMBER



UNIT 5

AMENITY BLOCK

The amenity block is a self contained detached two storey property, situated on the south west boundary of the main car park. The property provides 3,637 m² (39,150 ft²) with the potential for conversion to provide high quality office accommodation.





UNIT 1B MEZZANINE



DESCRIPTION

This high quality production/warehouse facility, totalling 75,040m² (807,740ft²) on a site of 23.23ha (57.40 acres), has been sub-divided to provide a unit for Sony and additional self-contained accommodation.

The industrial accommodation is of steel portal frame construction with dock level and ramped ground level access points along the northern and eastern elevations.

PLANNING

The site currently benefits from B1, B2 and B8 planning consents.

GRANT ASSISTANCE

Interested parties should contact the Department for Business, Enterprise, Technology & Science at the Welsh Government on 03000 603000.

CAR PARKING/DEVELOPMENT SITE

The eastern car park has an area of approximately 6.9ha (17 acres) and part of this may be released for development, subject to planning.

To the north of the facility are two development sites providing 2.15ha (5.33 acres) and 1.19ha (2.94 acres). Our clients would consider a disposal of the freehold interest or pre-let design and build opportunities. Please contact the agents for information regarding ground conditions and services.

TERMS

The units are offered to let. Terms on application.

TO LET

High quality accommodation in a secure business park environment

VIEWING ARRANGEMENTS

By appointment with the Joint Agents:



Chris Sutton
chris.sutton@eu.jll.com



Dyfed Miles
dyfed.miles@wattsandmorgan.co.uk

On the Instructions of



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September 2011