

# Watts & Morgan

FOR SALE



## Asking Price £1,200,000

Former Woodcraft 82 Site, Unit 11 Heol Mostyn, Village Farm Industrial Estate Pyle, CF33 6BJ

- Immediately available For Sale a detached industrial/warehouse/showroom building providing in total approximately 1,550sq.m (16,678sq.ft) Gross Internal Area of accommodation and set within a site extending to 1.1 acres or thereabouts.
- Situated in a prominent location on the Village Farm Industrial Estate at Pyle, near Bridgend a strategically located industrial estate located just 1 mile or so from Junction 37 (Pyle Interchange) of the M4 Motorway.
- For Sale freehold tenure and with full vacant possession at an asking price of £1.2m

### Location

The property is situated in a highly prominent location on the Village Farm Industrial Estate at Pyle, near Bridgend.

The Village Farm Industrial Estate at Pyle is a strategically located industrial estate lying just 1 mile or so from Junction 37 (Pyle Interchange) of the M4 Motorway. Cardiff lies approximately 25 miles to the east and Swansea 25 miles to the west.

### Description

The property briefly comprises of a detached industrial/warehouse unit that provides in total approximately 1,550sq.m (16,678sq.ft) Gross Internal Area of accommodation together with an additional 95sq.m (1,022sq.ft) Gross Internal Area of mezzanine floor.

The unit is constructed to a reasonably modern design and specification constructed in part under a steel portal frame and in part a truss frame.

The property provides for office and welfare space.

The property has the significant benefit of being set within a secure site extending to 1.1 acres or thereabouts.

The property has the benefit of all mains services connected.

### Tenure

The property is offered up For Sale freehold tenure and with full vacant possession at an asking price of £1.2M

### Planning

The property is considered suitable for a variety of B2 and B8 Commercial/Industrial Uses and offers up potential for retail/trade counter use due to the property's prominent location and good on-site car parking and loading/unloading.

### Business Rates

To be advised.

### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction

### VAT

All figures quoted are exclusive of VAT if applicable.

### EPC

Pending

### Anti Money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

### Viewing

All enquiries to sole selling agent:

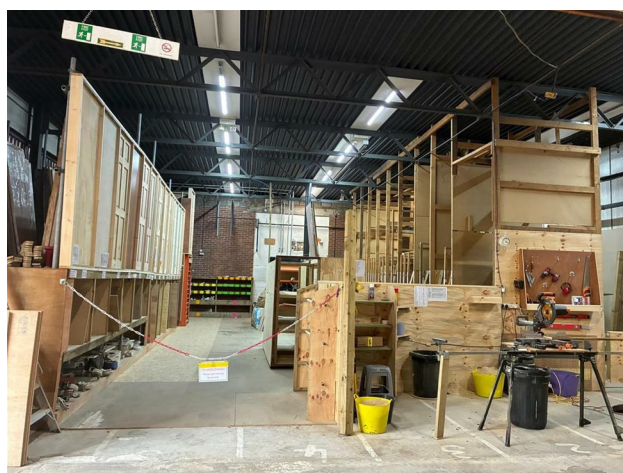
Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)

Please ask for

Dyfed Miles or Matthew Ashman



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