



£9,500 Per Annum

Unit 3, Green Court, Village Farm Industrial Estate, Pyle,
Bridgend, CF33 6BN

- Immediately available To Let a modern industrial/warehouse unit providing approx. 1,463 sq ft (136 sq m) GIA
- Located on the Village Farm Industrial Estate, Green Court is strategically located approximately 1 mile from junction 37 (Pyle Interchange) of the M4 motorway.
- Immediately available To Let under terms of new FRI lease for a term of years to be agreed at a rental of £9,500 P.A.X

Location

The Green Court industrial development is located at Plot 111, Village Farm Road, Village Farm Industrial Estate, Pyle.

The estate is strategically located approximately 1 mile away from Junction 37 of the M4 Motorway just off the A48 into Pyle, 5 miles east of Port Talbot and approximately 6 miles west of Bridgend. The estate is conveniently located then midway between the commercial centres of both Cardiff & Swansea

Description

The property comprises of a modern mid terrace industrial/warehouse units located on the Green Court Development comprising in total 10 no. industrial units. The unit is built to a modern design and specification around a steel portal frame with brick and blockwork lower elevations and double insulated steel colour coated cladding to the roof and upper elevations. The property has the benefit of 5.2m to eaves, roller shutter door access and an internally constructed reception office and W.C.

The unit opens out onto a tarmacadam surfaced loading/unloading forecourt and car park.

The property has 3-Phase Electricity.

Accommodation

Unit 3 - 1,463 sq ft (136 sq m) GIA

Tenure

The unit is immediately available "To Let" under terms of a new FRI Lease for a term of years to be agreed. NB: The Unit is not available for car repairs/sales/storage etc.

Rental

£9,500 p.a exclusive

Business Rates

TBC

EPC

Band D

VAT

All figures quoted are exclusive of VAT if applicable.

Legal Costs

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

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

Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

Please ask for

Dyfed Miles or Matthew Ashman



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

Follow us on

