



Asking Price £295,000

75 Village Farm Road, Village Farm Industrial Estate,
Pyle, Bridgend, CF33 6BN

- Immediately available 'For Sale' a detached industrial/workshop unit providing approximately 257 sq.m (2768 sq.ft) Gross Internal Area of accommodation and set within a secure yard.
- Situated on the Village Farm Industrial Estate at Pyle a purpose-built industrial estate conveniently located lying just 1 mile or so from Junction 37 (Pyle Interchange) of the M4 Motorway with Cardiff lying approximately 25 miles to the east and Swansea 15 miles to the west.
- Immediately available 'For Sale' freehold tenure at an asking price of £295,000

Location

The property fronts Village Farm Road on the Village Farm Industrial Estate at Pyle, near Bridgend.

The industrial estate is strategically located lying just 1 mile from Junction 37 (Pyle Interchange) of the M4 Motorway. Cardiff lies approximately 25 miles to the east and Swansea 15 miles to the west.

Description

The property briefly comprises of a detached industrial/workshop unit with purpose built single-storey office/ancillary wing.

The unit is constructed around a steel portal frame providing for clear span with 3.89m to eaves and 6.05m to apex.

The property is constructed with blockwork to lower elevations and single skin steel clad upper elevations under a single skin asbestos clad pitched roof incorporating translucent light panels.

A purpose-built office/ancillary wing to the front elevation is brick and block built and provides for 3 individual offices, kitchen and welfare facilities.

Mains water and drainage connected and 3-phase electricity.

A roller shutter door to the side elevation opens out onto a secure yard providing for good loading/unloading and external storage space. A tarmac surfaced car park to the front elevation provides for staff/customer car parking.

Accommodation

Industrial/workshop space - 217sq.m (2337sq.ft) GIA

Office Wing - 40 sq.m (431 sq.ft) GIA

Total accommodation - 257 sq.m (2768 sq.ft) GIA

Tenure

The property is immediately available 'For Sale' Freehold tenure and with full vacant possession.

Sale Price

£295,000

VAT

All figures quoted are exclusive of VAT if applicable.

EPC

Band D

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/selling agents:

Messrs Watts & Morgan LLP

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