

Watts & Morgan

TO LET



£42,500 Per Annum

Depot & Yard, 34 Heol Mostyn, Village Farm Industrial Estate, Pyle, Bridgend, CF33 6BJ

- Immediately available "To Let" a commercial vehicle/workshop/depot and premises set within a secure and well surfaced yard extending to 0.75 acres or thereabouts.
- Conveniently located on the Village Farm Industrial Estate at Pyle, near Bridgend just 1 mile or so from Junction 37 (Pyle Interchange) of the M4 Motorway.
- Immediately available "To Let" under terms of a new FRI Lease for a term of years to be agreed at an asking rental of £42,500 per annum exclusive.

Location

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

The Village Farm Industrial Estate is strategically located 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 15 miles to the West.

Description

The property briefly comprises of a detached industrial/workshop building with separate detached single-storey office building set within a secure site extending to 0.75 of an acre or thereabouts.

The property is considered ideally suited for a variety of commercial vehicle and depot uses having the significant benefit of a concrete surfaced yard, fuel pumping station, yard interceptor and large double gate access. The property is equally well suited for general B2/B8 use.

The detached industrial/workshop unit is built to a modern design and specification with double insulated steel colour coated cladding to roof and upper elevations with 2 no. 5m wide electrically operated roller shutter doors to the front elevation. The unit provides for clear span with 6.75m to eaves and 7.90m to apex.

The unit incorporates an internally constructed office/ancillary wing providing for admin office, stores, canteen and WC.

The industrial/workshop unit provides approximately 352 sq.m (3788 sq.ft) Gross Internal Area of accommodation.

A detached single-storey brick-built office building provides 2 individual admin offices, staff kitchen and unisex WC. The office building provides approximately 38 sq.m (408 sq.ft) Gross Internal Area of accommodation.

The buildings are set within a secure site extending to approximately 0.75 of an acre.

Tenure

The property is immediately available "To Let" under terms of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Rental

Asking rental £42,500 per annum exclusive.

Business Rates

To be confirmed.

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

Band D

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

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