

Watts & Morgan

TO LET



£27,500 Per Annum

Workshop/Garage Premises and Yard, Plot 106, Village Farm Industrial Estate, Pyle, Bridgend, CF33 6BL

- Immediately available To Let a detached garage/workshop unit providing approximately 271sq.m (2916sq.ft) Gross Internal Area of accommodation and having the significant benefit of being set within a plot extending to 0.65 of an acre or thereabouts
- Conveniently located on the Village Farm Industrial Estate located 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
- Immediately available To Let under terms of a new lease for a term of years to be agreed on a Full Repairing and Insuring basis at a rental of £27,500 per annum exclusive

Location

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

The Village Farm Industrial Estate is a purpose built and conveniently located estate lying just 1 mile from Junction 37 (Pyle Interchange) of the M4 Motorway. The estate is well located to serve the M4 Motorway network with Cardiff lying approximately 25 miles to the east and Swansea 15 miles to the west.

Description

The property briefly comprises of a detached brick and block built industrial/warehouse unit that is purpose built for use as a commercial vehicle garage and depot but is considered suitable for a variety of industrial and workshop uses.

The property is constructed around a steel portal frame providing for clear span with 5.9m to eaves and 7.8m to apex.

Internally the property provides for a WC and small parts stores.

The property has the benefit of 3-phase electricity connected.

Externally, the property is set within a secure yard extending to 0.65 of an acre or thereabouts with the yard largely laid to hardcore.

Tenure

The property is immediately available To Let under terms of a new FRI Lease for a term of years to be agreed.

Rental

Asking Rental £27,500 per annum exclusive.

Business Rates

To be advised.

EPC

Pending

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.

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

