

Watts & Morgan

TO LET



£14,500 Per Annum

Hybird Business/Industrial Unit, Marshfield Avenue,
Village Farm Industrial Estate, Pyle, CF33 6RP

- Immediately available To Let a modern semi-detached hybrid industrial/ business unit providing approximately 219sq.m (2353sq.ft) of GIA of office & warehouse/workshop space.
- Set within a secure yard just off Marshfield Avenue on the Village Farm Industrial Estate at Pyle, near Bridgend, CF33 6RP.
- Immediately available To Let under terms of a new FRI Lease for a term of years to be agreed at a rental of £14,500 per annum exclusive.

Location

The property is situated in a convenient location fronting Marshfield Avenue 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.

The semi-detached unit is immediately adjacent to Bos Leisure set within a secure shared yard.

Description

The property briefly comprises a modern semi-detached industrial/warehouse unit which is marketed as a hybrid unit in that the property has a high office content and so is considered suitable for a variety of business uses.

The property is built to a modern design and specification around a steel portal frame with brick and blockwork to lower elevations and double insulated steel colour coated cladding to the roof and upper elevations with the roof incorporating translucent light panels.

The property has the benefit of a roller shutter door to the front elevation opening out on to a shared tarmac surface car park and forecourt.

The property is configured so as to provide for ground and first floor office/ancillary space together with industrial/workshop space together with first floor storage mezzanine. The property has the benefit of all mains services connected including 3-phase electricity and with the office space having the benefit of dado trunking, suspended ceilings and LG Comfort Cooling. The property has the benefit of separate male and female WC's and staff kitchen.

Accommodation

Workshop Space – 84sq.m (902sq.ft)
Ground Floor Office/Ancillary Space – 77.8sq.m (838sq.ft)
First Floor Office Space – 56.88sq.m (612sq.ft)
Total Accommodation – 218.67sq.m (2353sq.ft) Gross Internal Area.

A further mezzanine floor provides an additional 56.88sq.m (612sq.ft) Gross Internal Area of storage space.

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

£14,500 per annum exclusive

Business Rates

The Valuation Office Agency website advises a rateable value of £9,100 so ingoing tenant should benefit from some Small Business Rates Relief. Exact rates payable contact Bridgend County Borough Council Rates Department.

EPC

Pending

Legal Costs

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

VAT

VAT if payable on rent.

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



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