

PLOT 124 VILLAGE FARM ROAD

VILLAGE FARM INDUSTRIAL ESTATE | PYLE | CF33 6BL

**HUNT &
THORNE**
CHARTERED SURVEYORS



INDUSTRIAL TO LET

- TO LET DUE TO RELOCATION
- GOOD EAVES OF 5.41M
- 490.80 SQ M (5,284 SQ FT)
- SITE AREA 0.77 ACRES (0.31 HA)
- PROVIDING 0.2 ACRES (APPROX 809 SQ M) OF YARD
- ASKING RENT £47,500 PAX

LOCATION

The property fronts Village Farm Road on Village Farm Industrial Estate at Pyle, Nr Bridgend. The estate is strategically located approx one mile from junction 37 of the M4 motorway. The estate is conveniently located to serve both Cardiff, lying approx 27 miles to the east and Swansea lying approx 15 miles to the west.



DESCRIPTION

A detached industrial building, comprising a main high bay building, with lower part containing the office and staff accommodation. The building is of steel frame construction, with elevations of brick/breeze block and alloy cladding, together with an alloy clad roof.

Externally comprises of a forecourt car parking area, with an almost complete concrete yard to the left hand side and rear of the property.

Features:

- Minimum eaves 5.41 m
- Maximum eaves 6.61 m
- Inspection pit in unit.
- Interceptor tank (not tested)

ACCOMMODATION

490.80 sq m (5,284 sq ft)

Comprising of open warehouse / workshop area, office , kitchen and wc facilities.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9LA

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RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office web site that the property has a rateable value of £TBA

UBR for Wales 2026/27 is 0.502p in the £.

Interested parties are asked to verify this information, by making direct contact with the local rating authority.

LEGAL COSTS

Each party to pay their own legal costs in this transaction.

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on this transaction.

LEASE TERMS

The property is available on new lease terms, which are open to negotiation.

BUILDING INSURANCE PREMIUM

The landlord to continue to insure and recover the premium cost from the tenant.

RENTAL

£47,500 pax

EPC

To be provided.

ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

MATTHEW SIMS

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July 2026

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