

# Watts & Morgan

TO LET



Archive photo

## £30,000 Per Annum

### Modern Light Industrial/Warehouse Unit, 113 Village Farm Industrial Estate, Bridgend, CF33 6BL

Modern light industrial/warehouse unit providing in total approximately 476 sq m (5123 sq ft) GIA.

Conveniently located on the Village Farm Industrial Estate at Pyle just 1 mile or so from Junction 37 (Pyle Interchange) of the M4 Motorway.

The unit has the benefit of a two storey internally constructed office wing and is set within a secure yard.

Immediately available To Let under terms of a new FRI Lease for a term of years to be agreed at a rental of £30,000 per annum exclusive.

### Location

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

The Village Farm Estate is strategically located lying just 1 mile or so from Junction 37 (Pyle Interchange) of the M4 Motorway. The Estate is therefore conveniently located to serve both Cardiff lying approximately 27 miles to the east and Swansea lying approximately 15 miles to the west.

### Description

The property briefly comprises of a modern detached light industrial/warehouse unit set within a secure yard.

The property is constructed around a steel portal frame providing clear span with 5.9m to underside of eaves and 7.25m to apex.

The property is constructed with brick and blockwork to lower elevations and double insulated steel colour coated cladding to roof and upper elevations with the roof incorporating translucent light panels.

The property has the benefit of all mains services connected including gas fired commercial space heaters, full gas central heating to office space and electrically operated up and over loading door.

An internally constructed two storey office wing provides for well-presented office space together with male and female WC's and shower room and staff kitchen.

Externally, the property is set within a secure yard laid in part to concrete and part tarmac and bounded by steel palisade fencing with double gate access.

### Accommodation

Workshop/Warehouse Space: 346 sq m (3725 sq.ft)

Ground Floor Office/Ancillary 65 sq m (699 sq.ft)

First Floor Office/Ancillary 65 sq m (699 sq.ft)

Total Accommodation: 476 sq m (5123 sq.ft)

### Tenure

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

### Rental

£30,000 per annum exclusive.

### Business Rates

The VOA website advises a rateable value of £21,750 per annum exclusive so rates payable for 2024/25 of £10,766.25 per annum.

### EPC

Pending

### Availability

Late Spring/Early Summer 2025

### VAT

All figures quoted are exclusive of VAT if applicable.

### 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 agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)

Please ask for  
Dyfed Miles or Matthew Ashman

### Bridgend

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