

TO LET

UNIT C HEOL TY GWYN INDUSTRIAL ESTATE, MAESTEG, BRIDGEND, CF34 0BQ

AVAILABLE NOVEMBER 2026

Mid-Terraced Workshop



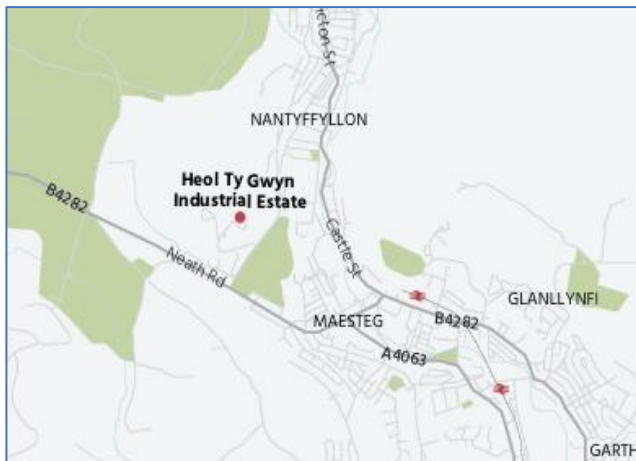
- Mid-Terrace Unit Of 2,915 sq.ft. (271 sq.m.)
- To Be Refurbished
- On Popular Industrial Estate

Location (CF34 0BQ)

Heol Ty Gwyn Industrial Estate is located approximately ¾ mile to the north-west of Maesteg town centre and is accessed from the B4282.

Maesteg is situated approximately 9 miles to the north of Bridgend and 6 miles to the east of Port Talbot. The A4063 provides access to Junction 36 of the M4 which is approximately 8 miles to the south. Alternatively the B4282/A4107 provides access to Junction 40 of the M4 which is approximately 6 miles to the west.

Other occupiers on the estate include LBS Builders Merchants, Forge Travel, and various occupiers within the Llynfi Enterprise Centre. The location of the estate is shown on the plan below:



Description

The property comprises a mid-terrace unit on an estate originally developed by the Welsh Development Agency in the early 1990s.

This unit is to be refurbished and benefits from the following:

- Steel portal frame construction;
- Solid concrete workshop floor;
- Roof mounted LED lighting;
- Min. eaves. 12ft. rising to 20ft. at the apex.;
- Electrically operated roller shutter door (3.1m x 3.7m.)

Forecourt

The unit benefits from an extensive forecourt/loading area with the potential for up to 6 vehicles.

Mains Services

All mains services including 3 phase electricity, water and mains drainage connected to the property. We understand that mains gas is available on the estate although the supply has been disconnected to this property.

Energy Performance Certificate

76 – Band D

User

The estate has use class consent for B1, B2, and B8 Uses (light industrial, general industrial, and storage & distribution uses). Potential occupiers are advised to make their own checks with the local planning authority to ensure that their proposed use is compliant.

Please note that the landlords will not consider uses such as vehicle repairs.

Accommodation (GIA)

	Sq.M.	Sq.Ft.
TOTAL GIA	270.8	2,915

Rateable Value (2026)

To be confirmed.

Estate Service Charge

All tenants on the estate contribute towards a service charge towards the maintenance of common areas.

Further information is available on request.

Terms

The property is immediately available on a new full repairing and insurance lease for a term of years to be agreed.

Quoting Rent

£17,500 pax.

Business Support

For further information please contact:

Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000** &

Bridgend County Borough Council on **01656 815 315** or business@bridgend.gov.uk

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT which will be charged.

Viewing

For further information or to arrange an inspection please contact the sole letting agents:



Michael Bruce MRICS:
Mobile: 07920 144 603
michael@dlpsurveyors.co.uk

SUBJECT TO CONTRACT

AUGUST 2026

IMPORTANT MESSAGE

DLP Surveyors Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information herein (whether text, plans or photographs) is given in good faith but should not be relied upon as being a statement of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any facilities are in good working order. 4. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.