

TO LET

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

Modern Mid-Terraced Workshop



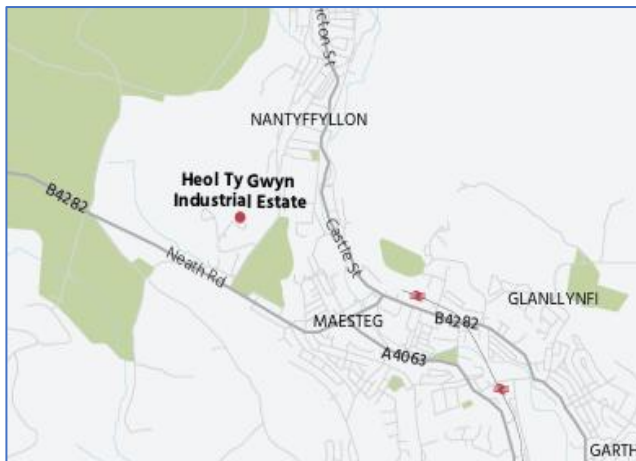
- Modern Mid-Terrace Unit Of 2,653 sq.ft. (247 sq.m.)
- Recently Refurbished
- Extensive Forecourt/Car Parking
- On Popular Industrial Estate

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.

Recently refurbished this unit 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.;
- Front roller shutter door (3.2m x 3.6m.)
- Ground floor office and ancillary accommodation.

Forecourt

The unit benefits from an extensive forecourt/loading area with the potential for up to 8 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

84 – Band D

SUBJECT TO CONTRACT

JANUARY 2025

User

We understand that 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	247	2,653
<i>Inc. Office/Ancillary block</i>	<i>33</i>	<i>355</i>

Rateable Value (2023)

Rateable Value £8,200*
Rates Payable (2024/25) c.£4,608 pa.

** unit eligible for small business rates relief*

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

£15,255 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

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