

FOR SALE

FORMER INDUSTRIAL/ OFFICE UNIT

Unit 34 Village Farm Industrial Estate, Pyle,
Bridgend, CF33 6BL



- FORMER WORKSHOP UNIT WHICH HAS RECENTLY BEEN REFITTED FOR OFFICE/ STORAGE USE
- GROSS INTERNAL AREA OF 304.77 SQ.M (3,280.54 SQ. FT.) INC. FIRST FLOOR MEZZNAINE AREA
- ON SITE PARKING FOR 4-6 VEHICLES WITHIN A SECURED COMPOUND
- ESTABLISHED INDUSTRIAL LOCATION WITHIN EASE OF ACCESS TO THE MAIN A48, A4229 AND THE M4 MOTORWAY (J37)

OFFERS IN THE REGION OF
£250,000

Unit 34 Village Farm Industrial Estate, Pyle, Bridgend, CF33 6BL

LOCATION

The property is located on the Village Farm Industrial Estate in Pyle, which is approximately 9 miles west from Bridgend town centre and approximately 1 mile north from J37 of the M4 motorway.

The estate is well occupied with occupiers on the estate including Pyle Garden Centre, All Spares Auto, Enterprise Vehicle Rentals, etc.

The subject property is considered to be reasonably well situated for its current use as offices or potentially conversion back to a workshop style premises.

DESCRIPTION

The property comprises a detached mostly single storey commercial building which is likely to have been built as a workshop but has been altered and refitted for its use as offices.

The building is set on a good size site with large double metal entrance gates leading to the front of the property with on-site parking extending down the right hand side.

The main entrance is to the front elevation with a shallow ramp up to the entrance door which leads into the entrance lobby, which gives access to the main internal accommodation, comprising various size office and storage rooms, which have been subdivided by demountable partitioning in the majority.

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

GROUND FLOOR

Gross Internal Area **253.18 sq.m** **(2,725.23 sq. ft.)**

Entrance Lobby
with doors to.

Ladies/ Gents W.C. Facilities
comprising two separate toilet cubicles.

Inner Hallway
with doors to.

Disabled W.C. Facilities
comprising a single toilet cubicle.

Cleaning Cupboard

Office Reception: 4.55m x 5.40m

Private Office 1: 3.39m x 2.59m

Private Office 2: 3.39m x 3.13m

Staff Kitchen: 4.55m x 4.86m
with door to.

Store Room: 4.55m x 3.18m

Rear Lobby
with stairs to first floor/ mezzanine, doors to.

Private Office 3: 3.39m x 2.14m

Stock Room 1: 5.30m x 9.57m
with door to rear foyer

Stock Room 2: 3.68m (max) x 12.85m
with door to rear foyer

Plant Room
accessed off the rear foyer.

FIRST FLOOR

Gross Internal Area **51.59 sq.m** **(555.31 sq. ft.)**

Landing Area
with access to attic/ loft space and door to.

Storage/ Admin Office 5.23m x 11.68m
with fire escape door leading to external stairwell to rear.

RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2026): £10,000

From 1st April 2026, there are three multipliers which may apply to a property in Wales. The provisional multipliers announced for 2026-27 are as follows.

- A standard multiplier of 0.502, applicable to most other properties.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

VAT

Please be advised that all figures quoted are exclusive of VAT (where applicable).

TERMS & TENURE

The subject premises is available Freehold to be sold with vacant possession.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net



Astleys gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

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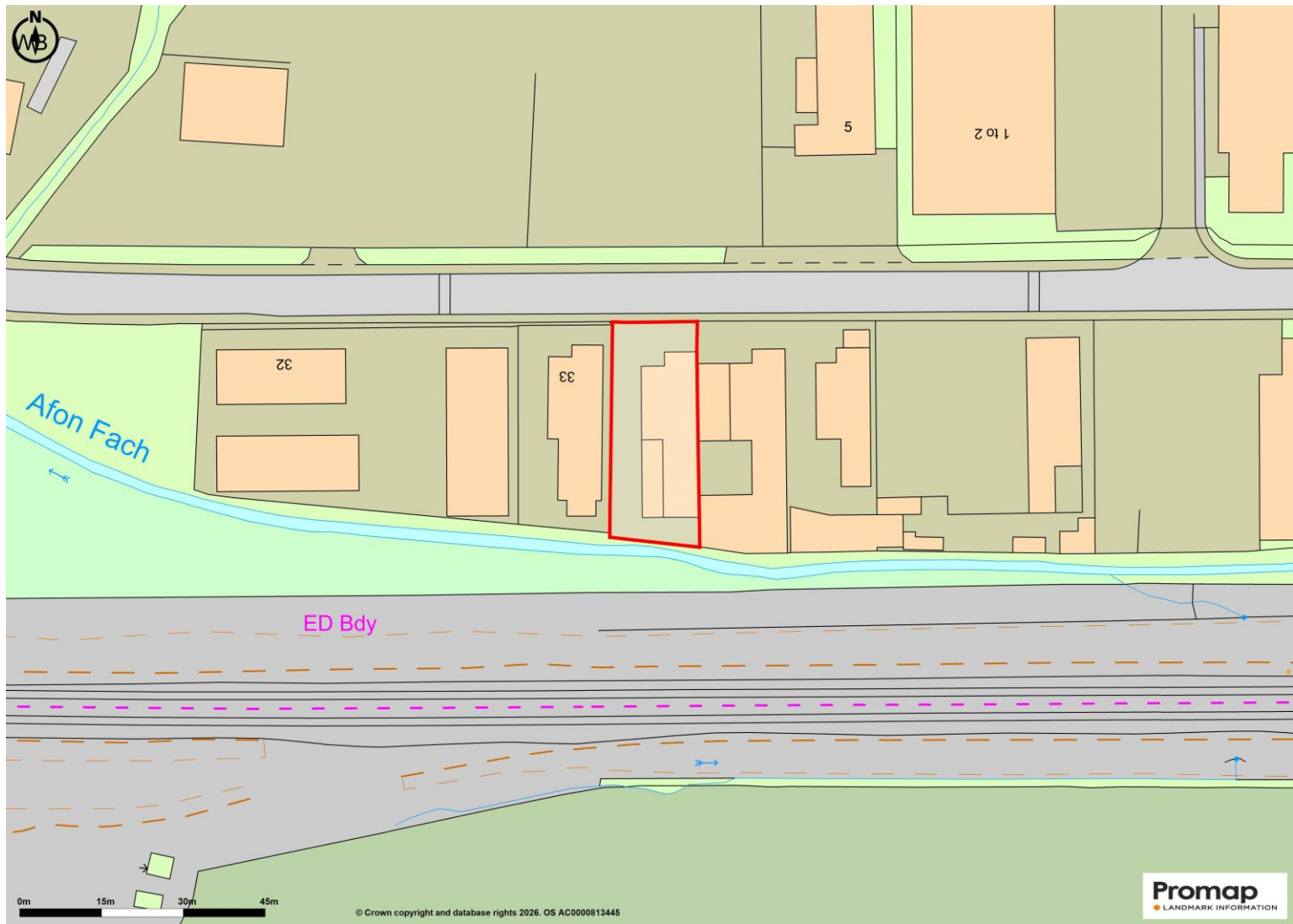
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