



Tythegston Industrial Estate

Tythegston, Bridgend, CF32 0NE

- 2.45 (1ha) acre site [plus optional 8.5 acre (3.44 ha) field]
- Workshops / warehouses from 554 sq ft (50.5 sq m) to 8,585 sq ft (797.5 sq m)
- 40T weighbridge





Location

Excellent connectivity:

- Situated between Bridgend, Pyle & Porthcawl
- 2.6 miles from M4 Junction 37
- Well accessed - less than a mile from the A48 at Stormy Down



Description

The site extends to approximately 2.45 acres

The property features:

Unit 1

Industrial workshop / warehouse: 2,400 sq.ft

Unit 2

Industrial workshop / warehouse: 8,585 sq.ft

Unit 3-6

Industrial workshop / warehouse: 7,063 sq.ft

Unit 7

Industrial workshop / warehouse: 554 sq.ft

Unit 8

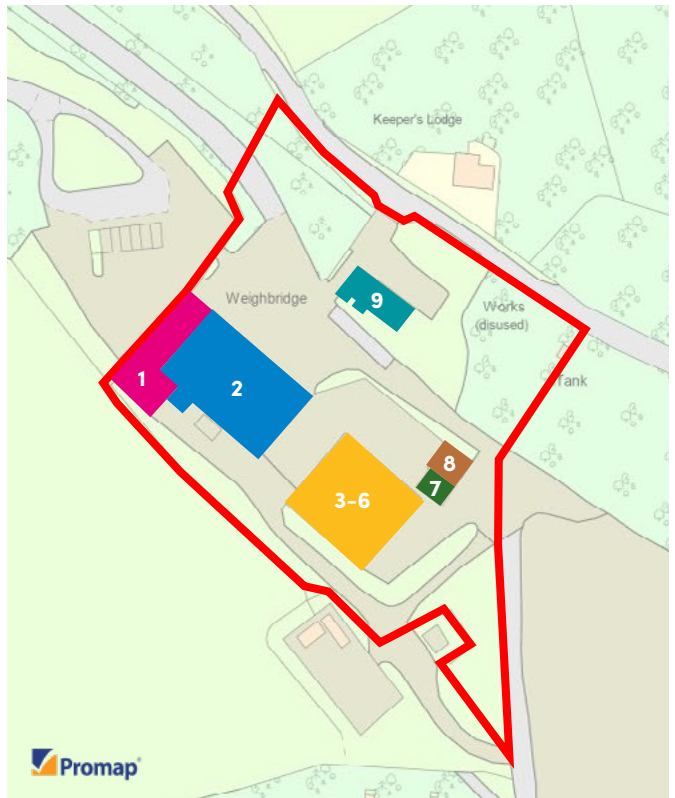
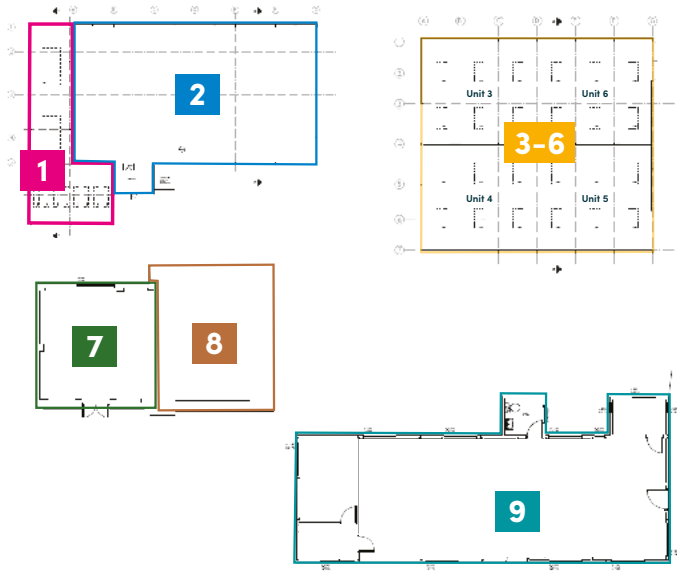
Industrial workshop / warehouse: 642 sq.ft

Unit 9

Industrial workshop / warehouse: 1,200 sq.ft

Total: 20,444 sq.ft

- Newly fitted electrically operated roller shutter doors.
- Weighbridge 40T 12.5m x 3m
- An adjoining field extending to approximately 8.5 acres is optionally available (subject to planning)
- 3 phase electricity
- Installation of WC's deferred pending consultation with occupier(s)



Planning

The site has planning permission for use as a multi-let industrial estate used for purposes falling within Classes B1 Business (Offices (other than those that fall within A2), research and development of products and processes and light industrial) , B2 (general industrial) and B8 (warehouse & distribution) of the Schedule to the Town and Country Planning (Use Classes) Order 1987

Business Rates

The premises are in the process of being assessed for rating purposes in order to establish business rates liability.

Energy Performance Certificate

The premises are currently certified as not requiring EPC's due to their status as "un-conditioned storage buildings", in so far as they do not presently have any facilities to condition the internal environment or welfare facilities. Installation of WC and welfare facilities to modern levels of energy efficiency would activate a certification process.

Terms

Units are available by way of a new full repairing and insuring leases for a term to be agreed





Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Rent

On application.

VAT

All figures quoted are exclusive of VAT.

Estate Service Charge

There is an obligation to contribute towards the Estate Service Charge - each unit contributes. Current annual budget -on application.



Find out more:



Further information
For further information or to arrange a viewing contact:

Anthony Jenkins
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