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CATALYST BROCASTLE BUSINESS PARK

BRIDGEND, CF35 5AU

NEW INDUSTRIAL UNIT TO LET

57,487 sq ft (5,341 sq m)

[WWW.CATALYSTBROCASTLE.CO.UK](https://www.catalystbrocastle.co.uk)

 **HILLWOOD**
A PEROT COMPANY®


Maple Grove
Developments

AVAILABLE FROM Q4 2027



WHY CHOOSE BROCASTLE BUSINESS PARK FOR YOUR MANUFACTURING OPERATIONS?



STRATEGIC LOCATION

Catalyst Brocastle Business Park occupies a prominent location adjacent to the A48 with J35 of the M4 motorway just 5 miles drive from the site.



MODERN FACILITIES

Catalyst Brocastle Business Park will deliver a best-in-class building incorporating the highest specification, including 10m clear internal height (12.5m to ridge), 50 kN/m² floor loading, 750 KVA power supply, 6 dock level doors and a comprehensive range of sustainable features.



SKILLED WORKFORCE

Brocastle benefits from a catchment of 1.2 million residents within 45 minutes drive, with 65.6% of working age and unemployment stands at just 2.9%. The labour pool exhibits robust skill diversity, with 30.3% employed in managerial and professional capacities and an additional 30.3% in supervisory and operational roles.

Bridgend's workforce is supported by a varied industrial base spanning advanced manufacturing, medical technology, and more traditional warehouse operations.



COST EFFICIENCY

Occupiers benefit from highly competitive operating costs in Bridgend with median weekly earnings of £619 – below the national average of £640 – together with excellent access to a large and cost-effective labour pool (Net: Source ONS).

BRIDGEND DEMOGRAPHICS



65%
Substantial labour pool with a healthy working age population of 65% within 45 minutes drive time



580,000
economically active people within 45 minutes drive time



5.2%
projected population increase in Bridgend (2025 – 2035)



BALANCED
skills mix suitable for various industrial and logistics operations



30.3%
of workers within 45 minutes drive time are supervisory/technical, semi-routine & routine workers



LOWER MEDIAN
weekly and annual pay in comparison to the rest of the UK

Source: Nomis

Ready to optimise your industrial operations? Discover why Bridgend is the smart choice for your business.



IT'S ALL IN THE DETAILS

Hillwood UK and Maple Grove are established developer partners known for delivering market-leading enhanced specifications in their logistics and industrial warehouse developments, designed to

meet the demands of modern occupiers and future-proof operations. Here's a detailed breakdown of what makes their spec stand out:

SPECIFICATION



6 dock
level doors



2 surface
level doors



50 KN/m²
floor loading



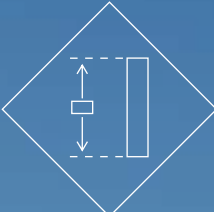
750 kVA
power supply



Secure yard
with 8 HGV
parking
spaces



50m yard
depth
(max)



10m clear
internal height
(12.5m to ridge)



Grade A open
plan office

ENHANCED SPECIFICATION



Fibre
connectivity



Cycle
spaces



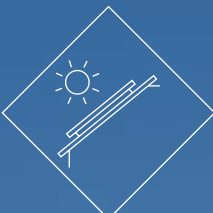
BREEAM
"Excellent"



EPC "A"
rating



EV charging
points



Roof
designed
for **100% PV**
coverage



Sustainable
materials



Energy efficient
heating, cooling,
and lighting

OFFICE & WELFARE SPACE



Grade A Offices: Fully fitted with modern finishes, air conditioning, and high-speed connectivity.



SITE PLAN

WAREHOUSE	54,712 SQ FT	5,083 SQ M
FIRST FLOOR OFFICE	2,775 SQ FT	258 SQ M
TOTAL GIA	57,487 SQ FT	5,341 SQ M



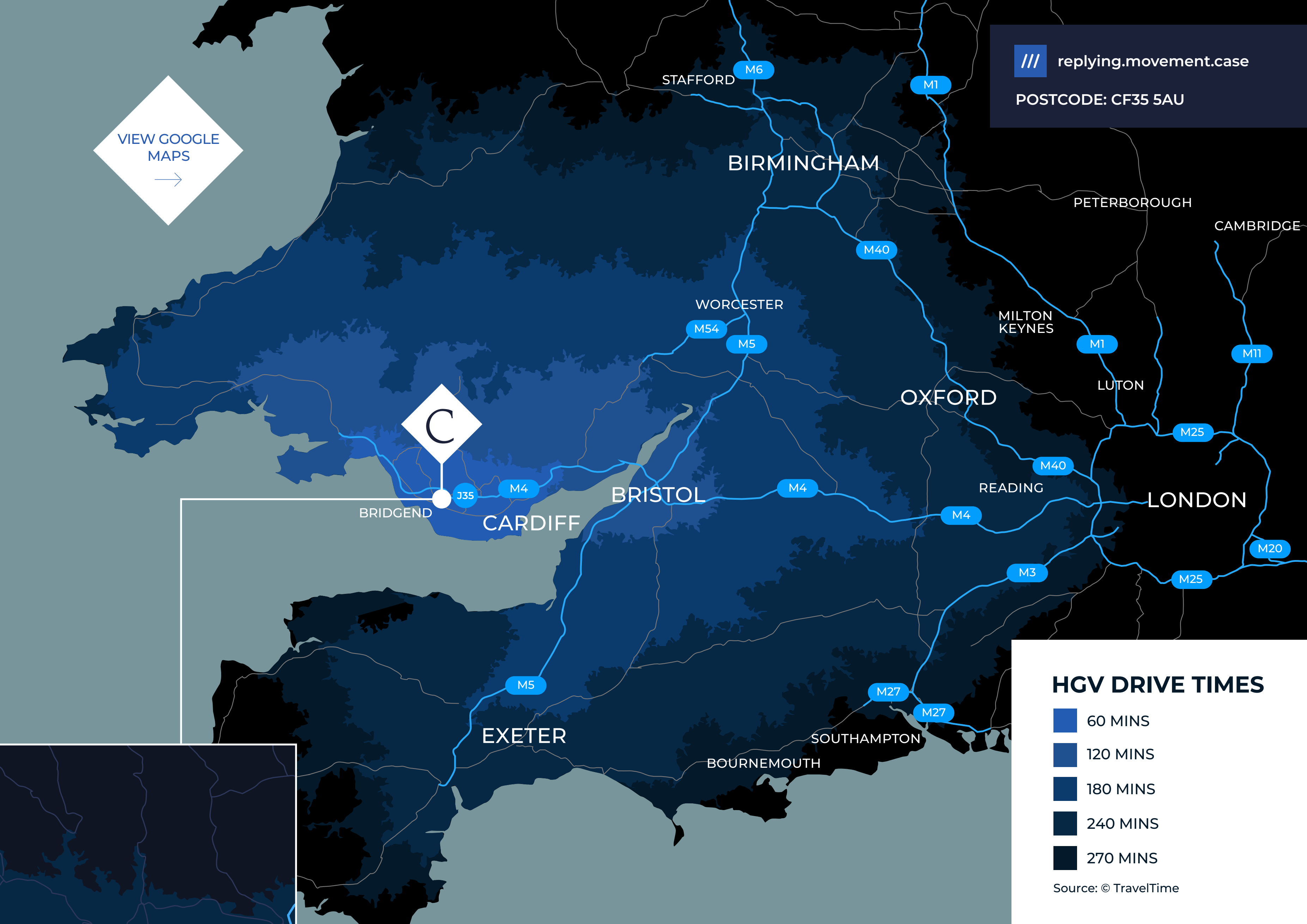
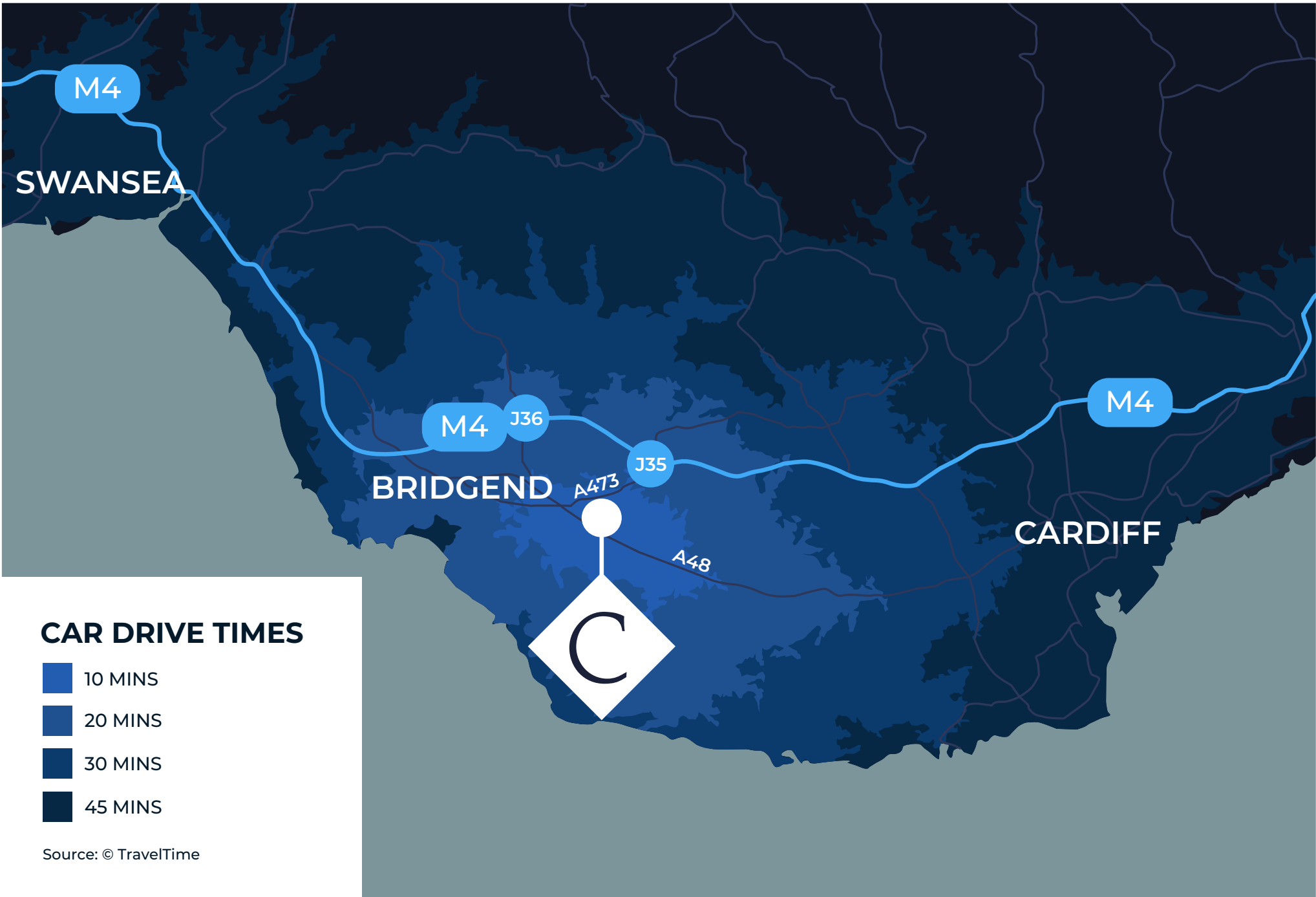
PERFECTLY LOCATED FOR BUSINESS

Brocastle Business Park occupies a prominent location adjacent to the A48 with J35 of the M4 motorway just 5 miles drive from the site.

The business park is located to the south of the well-established Bridgend Industrial Estate, a mixed-use estate comprising approximately 3 million sq ft of commercial floorspace across 300 acres. In addition, the business park neighbours the ongoing Vantage data centre development campus to the northern boundary.

DRIVE TIMES

Swansea	25 miles	35 mins
Cardiff	21 miles	30 mins
Bristol	60 miles	1 hr
London	166 miles	3 hr 15 mins



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POSTCODE: CF35 5AU



TOTAL POPULATION (WORKING AGE) DRIVE TIMES

20 MINS	142,560
30 MINS	326,881
45 MINS	1,235,260



LABOUR SUPPLY

61.8% of working age from total population within 30 minutes drive time



SUSTAINABILITY AT ITS HEART



BREEAM

The unit will be built to achieve BREEAM Excellent certification.



ENERGY PERFORMANCE (EPC)

The unit will have an EPC "A" rating.



ENERGY EFFICIENT HEATING & COOLING

Variable Refrigerant Flow (VRF) heating / cooling system with internal ceiling concealed fan coil units fed from external air source heat pump to the offices, and efficient local electric heaters to ancillary areas.



ELECTRIC VEHICLE (EV) CHARGING

The unit will provide EV charging spaces, as well as providing ducting to enable further spaces to be constructed in the future.



ENERGY EFFICIENT LIGHTING

Energy efficient LED lighting is provided to the offices, operated by PIR sensors and daylight dimming sensors.



SOCIAL WELLBEING

Catalyst combines outdoor wellbeing areas with open plan internal areas with natural daylight to offer staff a pleasant and natural environment. Nearby pedestrian routes offer access to public transport and local amenities.



NATURAL DAY LIGHT

10% of the roof panels across the warehouse are translucent, providing plenty of natural day light.



CAR SHARING

The Landlord can mark spaces in accordance with an occupiers bespoke car sharing scheme.



PHOTO VOLTAIC (PV) PANELS

A provision of PV panels has been provided under the base build, whilst the roof is structurally designed to support panels across the entirety so the occupier can add more as they wish.



CYCLE PARKING

Covered cycle spaces and shower facilities have been provided.



BIODIVERSITY

The site benefits from extensive open space, landscaping and ponds, together with a low plot ratio, creating a green and spacious environment that provides valuable opportunities for habitat creation, ecological connectivity and biodiversity enhancement.



BREEAM
"EXCELLENT"



EPC A rating
as standard

ABOUT HILLWOOD

Hillwood is a leader in developing and acquiring high-quality, sustainable industrial and logistics properties across the UK, Europe, US, and Canada. Within these core markets, we have delivered more than 230 million sq ft combined across 12,500 acres.

Our UK operational experience spans more than two decades and our innovative approach to master planning, commercial development, and property acquisitions has led to exciting partnerships with

landowners and occupiers. Along the way, we've stuck to our belief that we are most successful when delivering creative solutions and long-term value for our partners and customers.

Most importantly, our private ownership and depth of capital allows us to move quickly to identify opportunities, whilst applying the hands-on approach you would expect from a long-term trusted partner. We make your business, our business.



BEST IN CLASS

Development team, technical team, and consultants.



5M SQ FT

Committed from 2025 onwards.



LIVE PROJECTS

In every region in the UK, delivering your logistics network.



SUSTAINABLE

Developing to BREEAM "Excellent" and Net Zero.



FOCUSSED

local delivery team.



AGILE

Private ownership and capital allows quick decisions.

RECENT OCCUPIERS



OUR AWARDS



WHY OCCUPIERS CHOOSE HILLWOOD UK



Operational Efficiency: Faster throughput and reduced energy costs.



ESG Compliance: Meets sustainability targets and investor requirements.



Workforce Attraction: Modern, comfortable environments for staff.



Strategic Locations: Sites near major transport corridors for national and international distribution.

www.hillwooduk.com

ABOUT MAPLE GROVE DEVELOPMENTS

Maple Grove Developments has been creating successful projects since 1981, helping redefine modern commercial property developments by creating spaces that improve our communities. Over recent years, we have delivered on key town and city centre projects, across the North West, which all offer significant social value and economic improvements for the communities they serve.

People form the foundation of everything we do and we pride ourselves on collaborating closely with those we work with. Combining everybody's knowledge, expertise and input so we can make a lasting difference to the places where people work and live.

As part of the Eric Wright Group, we take a wider view of the world around us, looking beyond our developments to support good causes in our local communities.

We are 100% owned by the Eric Wright Charitable Trust, which means all profits generated are either reinvested into our growth or directed, by the trust, to support charitable activities across our region. This unique partnership ensures that together we continually give back to the people and communities in which we operate.

Our social value centres around four themes.

- People: Grow. Learn. Thrive. Together
- Place: Working towards a more sustainable future, together
- Planet: Transforming our communities, together
- Performance: Creating better futures, together

We are committed to:

- Putting our people at the heart of everything we do
- Operating sustainably, focusing on the needs of the communities where we work
- Achieving net zero emissions by 2040
- Improving lives within the communities in which we live and work



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Neil Francis
07766 511 983
neil.francis@knightfrank.com

Rhys Price
07974 366 099
rhys.price@knightfrank.com



Kate Openshaw
07592 112 070
kate.openshaw@jll.com

Adam Conway
07709 507 372
adam.conway@jll.com

A DEVELOPMENT BY:



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