



Village Farm Unit and Yard

55 Heol Mostyn, Pyle, Bridgend, CF33 6BJ

To Let - Self Isolated Unit with Large Yard

4,069 sq ft
(378.02 sq m)

- Access to the warehouse via two roller shutter doors
- Eaves of 3.8 metres rising to 4.5 metres
- Site of 1 Acre
- Single-storey office block
- Large yard space
- Available October 2025

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Summary

Available Size	4,069 sq ft
Rent	£30,000 per annum
Rates Payable	£14,598.74 per annum
Rateable Value	£25,702
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)

Description

The property comprises a self isolated steel portal frame industrial unit.

The building is fitted with roller-shutter doors at both ends, and has been extended to side elevation with a single-storey office block under a flat roof with brick and block main walls.

The unit has an eaves of 3.8 metres rising to an apex of 4.5 metres.

The workshop sits on a 1.0 acre site, providing a good level of yard space for any prospective occupiers.

Location

The property is located on Village Farm Industrial Estate, a prominent commercial location in Pyle, Bridgend.

Nearby occupiers include Enterprise and Balmoral Motorhomes.

Village Farm Industrial Estate is strategically located lying just 1 mile from Junction 37 of the M4 Motorway with Cardiff laying approximately 26 miles to the east and Swansea 15 miles to the west.

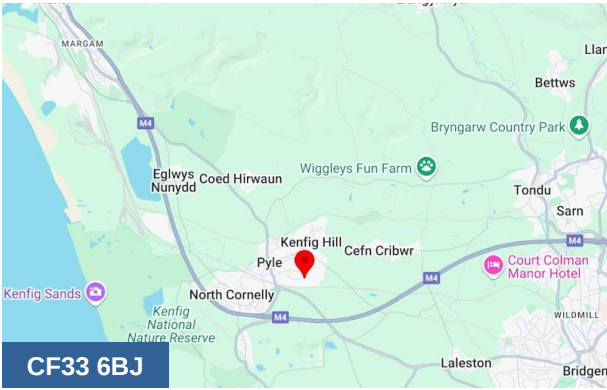
Accommodation

The accommodation comprises the following areas:

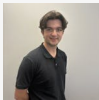
Name	sq ft	sq m	Availability
Unit	4,069	378.02	Available
Total	4,069	378.02	

Terms

The property is available by way of a new lease on full repairing and insuring terms.



Viewing & Further Information



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