



Sturmi Way, Village Farm Industrial Estate

Pyle, Bridgend CF33 6NU

£18,000 Per Annum

HARRIS & BIRT

An opportunity to lease a secure surfaced yard space extending to approximately 0.18 acres. The property is located within the well established Village Farm Industrial Estate and benefits from a prominent corner plot position. Easy access to main roads like the M4 Motorway brings major centres within easy commuting distance including Bridgend, Port Talbot, Cardiff and Swansea.

Location

Village Farm Industrial Estate is a well established services business park situated a short distance from Junction 37 M4 and is conveniently located to serve both Cardiff to the east and Swansea to the west.

Directions

From Junction 37 of M4 Motorway, take the A4229 road heading towards Pyle. At the roundabout, take the second exit onto A48. Take the first turning right into Heol Mostyn. Take the second turning right onto Sturmi Way. Follow the road around and turn right into Heol Morfa. The yard will be directly in front of you with a Harris & Birt board displayed.

Description

The property extends to approximately 0.18 acres (0.072 ha) and comprises a secure yard space. The property is situated in a corner plot in a prominent roadside position with access directly onto the adjoining highway. The yard is securely fenced with steel palisade.

Accommodation

Yard - c.0.18 acres (0.072 ha)

Services

Mains services are not connected but are likely to be available in the locality.

Rental Terms

The yard is available to let on a new lease at a rent of £18,000 per annum on terms to be agreed.

VAT

We understand that the property is not elected for VAT.

Health & Safety

Due to the nature of the property, neither the seller nor agents are responsible for the safety of those viewing. All those viewing the property do so at their own risk.

Legal Costs

Each party is to be responsible for their own legal and agents costs relating to this transaction.

Anti Money Laundering

As part of our obligations under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documentation required.

Viewing Appointments

Viewing to be arranged for daylight hours and by appointment only through the sole agents.

All Enquiries

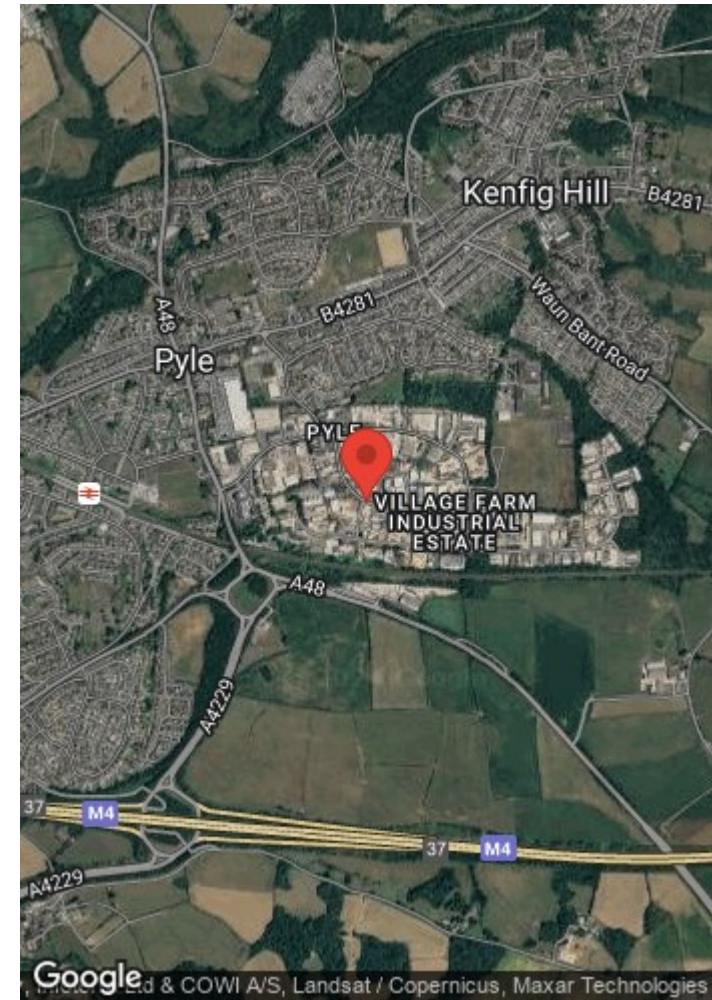
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Contact: Richard T Harris BSc (Hons) MRICS or Kelly Lakin BSc (Hons)
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HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

