

## HEOL TY GWYN INDUSTRIAL ESTATE, MAESTEG

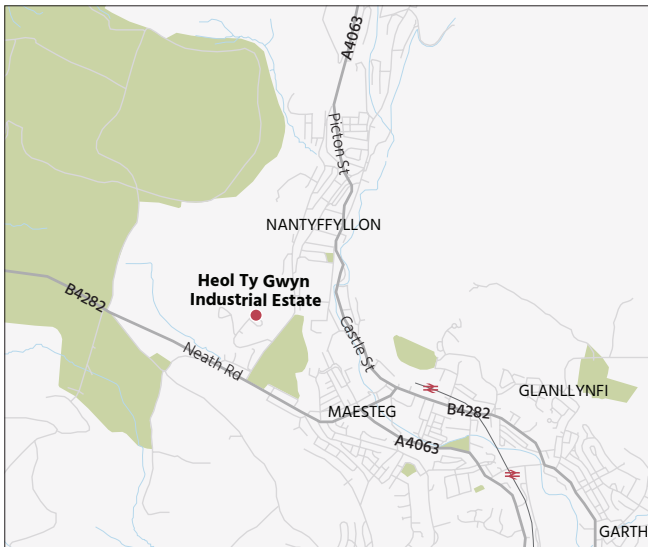
FROM 2,626 SQ FT (243.96 SQ M) TO 11,117 SQ FT (1,032.8 SQ M)

TO LET

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## Location

Heol Ty Gwyn Industrial Estate is located approximately three quarters of a mile to the north-west of Maesteg town centre and is accessed from the B4282. Maesteg itself is situated approximately nine miles to the north of Bridgend and six miles to the east of Port Talbot. The A4063 provides access to Junction 36 of the M4 which is approximately eight miles to the south, alternatively the B4282/A4107 provides access to Junction 40 of the M4 which is approximately six miles to the west.

## Description

The estate was developed by the Welsh Development Agency in the early 1990s and comprises terraced industrial units that have recently been upgraded. The units are of steel portal frame construction with brick and steel profile cladded elevations. The units have a generous parking provision and servicing areas to the front with access via up and over roller shutter and pedestrian doors.

## Accommodation

Unit	GIA sq ft	GIA sq m	Parking spaces
A	5,857	544.13	10
B	2,626	243.96	7
C	2,634	244.71	7
<b>Total</b>	<b>11,117</b>	<b>1,032.8</b>	<b>24</b>

## EPC

Details are available on request.

## Services

We have been informed that all main services are connected to the property. However, interested parties are advised to make their own enquiries.

## Business rates

We understand that the units are entered into the 2017 Valuation List as follows:

Rateable Value for units A and B is £20,500.  
Rateable value for unit C is £7,400.

## Service Charge

A small service charge is applicable to cover maintenance of the common areas on the estate. Details are available on request from the agents.

## Tenure

The units are available separately or in various combinations on terms to be agreed.

## VAT

All figures are subject to VAT.

## Legal Costs

Each party are to bear their own legal costs.

## Viewings

By appointment through sole agents Gerald Eve LLP.

## Tom Cater

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