

HEOL TY GWYN INDUSTRIAL ESTATE MAESTEG

TO LET

INDUSTRIAL / TRADE COUNTER UNITS

From 65.58 sq m (706 sq ft) to 404.55 sq m (4,355 sq ft)



**Heol Ty Gwyn Industrial Estate
Maesteg
Mid Glamorgan
CF34 0BQ**

- available as three units or can be let separately
- roller shutter door plus personnel door access
- office content
- minimum eaves height of 3.57m



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Location

The estate is situated 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, approximately eight miles to the South or alternatively the B4282/A4107 provides access to Junction 40 of the M4, approximately six miles to the west.

Description

The estate was developed by the Welsh Development Agency in the early 1990's and comprises of modern terraced industrial/business units. The units are of steel portal frame construction, predominantly clad with insulated steel profile cladding, incorporating rolled eaves. The units have parking and servicing areas to the front and are accessed by both up and over roller shutter doors and personnel doors. The units have been connected in part, however they could be easily separated if required.

Accommodation

Unit	GIA sq m	GIA sq ft	Car parking
5	137.08	1,476	5 spaces
6&7	201.89	2,173	8 spaces
8	65.58	706	3 spaces
Total	404.55	4,355	16 spaces

EPC

We are advised that the units have the following Energy Performance Certificates:

- Unit 5: 80 (D)
- Unit 6: 79 (D)
- Unit 7: 115 (E)
- Unit 8: 115 (E)

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 2010 Valuation List as follows:

Rateable Value: £12,750

The Uniform Business Rates for Wales 2015/16 is 0.482

Rates Payable: £6,145.50 pa

This property may qualify for small business rates relief of up to 100% of rates payable. Interested parties are advised to make their own enquiries directly with the local authorities.

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 new leases on terms to be agreed.

VAT

All figures are subject to VAT

Legal Costs

Each party are to bear their own legal costs in dealing with this transaction.

Viewing

By appointment through sole agents, Gerald Eve LLP.

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Conditions under which these particulars are issued

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