

TO LET *(May Sell)*

**UNIT 27a STURMI WAY,
VILLAGE FARM INDUSTRIAL ESTATE,
BRIDGEND, CF33 6NU**

Detached Workshop With Offices



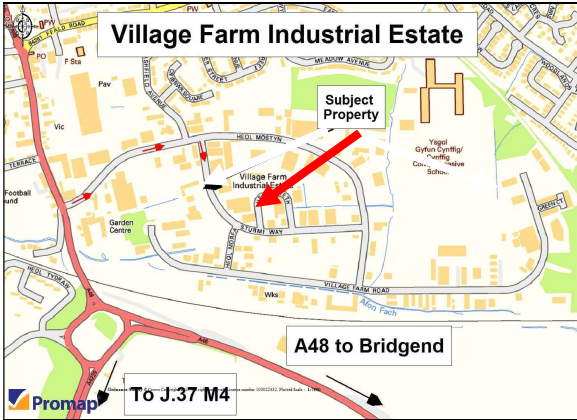
- **Total GIA 21,301 sq.ft. (1,978 sq.m.) On 0.88ac. (0.36ha.)**
- **Prominent Position Fronting Sturmi Way**
- **Within Securely Fenced Plot**

Location (CF33 6NU)

Bridgend is one of the premier business locations in South Wales, situated midway between Cardiff and Swansea.

The property is situated on the Village Farm Ind. Est. at Pyle, Bridgend. It is strategically located c.1 mile from J.37 of the M4 (Pyle) and is conveniently located to serve both Cardiff to the east and Swansea to the west.

The property is centrally located on the estate close to Glamorgan Fabrications, Abril, and a local café.



Business Rates (2026)

The property has a Rateable Value of £63,000. This equates to rates payable of c.£31,626 pa. (2026/2027).

Tenure

We understand that the property is held FREEHOLD.

Terms

The property will be available to let on a new full repairing and insuring lease for a term to be agreed.

Quoting Rent

Offers are invited in the region of **£85,000 pax.**

Quoting Price

Offers are invited.



Description

This property comprises a detached workshop unit plus inter-linked single storey office block, and benefits from the following:

- Steel portal frame with pitched roofs;
- 2x. main workshop bays plus side store;
- Minimum eaves height 5.00m.rising to 6.40m;
- 2x rear loading doors of 4.4m.(w) x 4.5m.(h.);
- Additional side loading;
- Single storey of office/ancillary block;
- Additional first floor mezzanine storage;
- Tarmac car park.

Accommodation (Gross Internal Areas)

| | Sq.M. | Sq.Ft. |
|------------------------|--------------|---------------|
| TOTAL GIA | 1,978 | 21,301 |
| <i>Inc.:</i> | | |
| Workshop | 1,514 | 16,302 |
| Mezzanine Stores | 206 | 2,220 |
| Office/ancillary block | 258 | 2,779 |

Mains Services

We understand that mains services including 3 phase electricity, water, and mains drainage are connected to the property.

There is no mains gas supply.

Energy Performance Certificate (EPC)

To be re-assessed.

Business Support

For further information please contact:

Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000**

Bridgend County Borough Council on **01656 815 315** or business@bridgend.gov.uk

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

For further information or to arrange an inspection please contact the sole agents:



Michael Bruce MRICS
Mobile: 07920 144 603
michael@dipsurveyors.co.uk

SUBJECT TO CONTRACT

MARCH 2026

IMPORTANT MESSAGE

DLP Surveyors Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information herein (whether text, plans or photographs) is given in good faith but should not be relied upon as being a statement of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any facilities are in good working order. 4. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.