

# CYFFORDD 35

PEN-Y-BONT ■ BRIDGEND

## JUNCTION



Llywodraeth Cymru  
Welsh Government



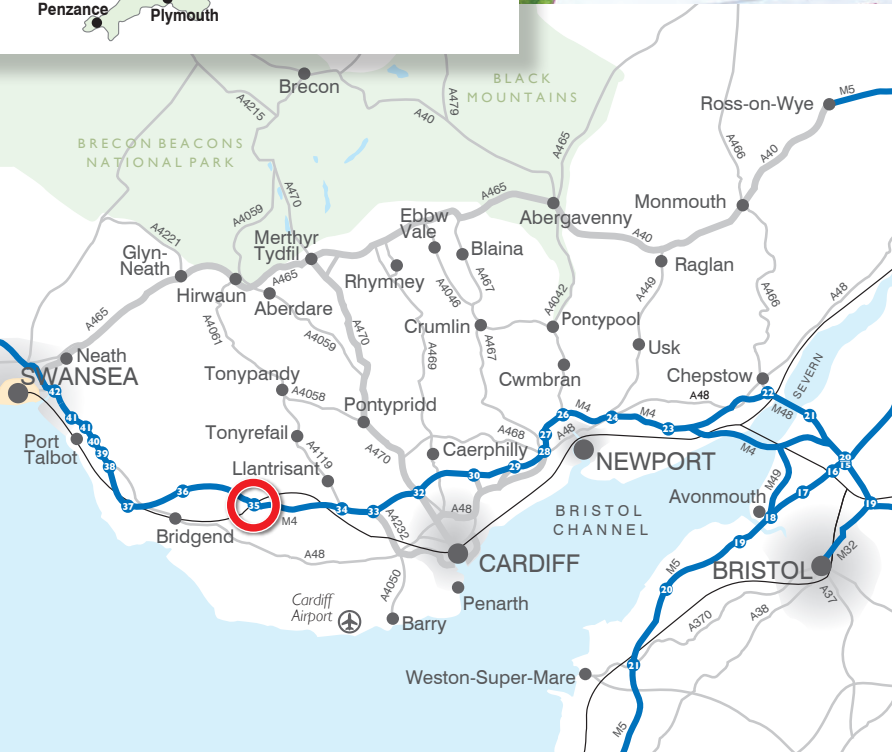
FOR SALE

**Serviced plots from 0.4 hectare (1 acre) to 4 hectares (10 acres)**

Located adjacent to Junction 35, within a Tier One grant assisted area, which provides the highest level of grant assistance for qualifying projects

Land at Pencoed Bridgend

35



### Description

Pencoed Technology Park forms a roughly triangular area of land, the southern boundary having a long frontage to the M4. Significant infrastructure work has been undertaken on site, most notably to provide a spine road (Felindre Meadows) from Felindre Road, running east to west through the southern portion of the business park, having various access points prepared into a number of the plots on site.

Masterplanning work has been undertaken which indicates a range of plot sizes located throughout the estate as shown.

To Swansea →



**CYFFORDD**  
PEN-Y-BONT BRIGEND  
**JUNCTION 35**

Indicative layout only

Sites Available:

- A** 0.63 hectare (1.55 acres)
- B** 0.8 hectare (2 acres)
- C** 0.47 hectare (1.15 acres)
- D** 0.7 hectare (1.75 acres)
- E** 0.47 hectare (1.15 acres)
- F** 0.4 hectare (1 acre)
- G** 0.66 hectare (1.625 acres)
- H** 0.66 hectare (1.625 acres)
- I** 0.4 hectare (1 acre)

Areas above are approximate gross internal measurements – please note net developable may be lower.

Site can be combined or split to suit occupier / developer demand.



The site is located on Pencoed Technology Park which is situated to the edge of Bridgend and adjacent to Junction 35 of the M4 Motorway. Bridgend occupies a strategic location in the heart of South Wales, mid-way between Cardiff (20 miles to the east) and Swansea (22 miles to the west).

Take the 360° Tour at: [http://aeroeye.co.uk/Jcn35\\_360.htm](http://aeroeye.co.uk/Jcn35_360.htm)

Bridgend railway station is located in the town centre approximately 4 miles to the west and provides a direct service to London Paddington. Other services include links to Swansea, Cardiff, Newport, Bristol and Manchester.

Occupiers within the immediate area include Sony, Johnson and Johnson, Invacare and BBI Healthcare in addition to a McDonalds Drive Thru and a Texaco Petrol Filling Station.



### Tenure

Freehold

### Terms

Sites are available for sale for the construction of suitable buildings, to an agreed standard, and keeping within the character of Pencoed Technology Park.

### Planning

Allocated for employment (B1, B2 & B8) uses under the Bridgend Local Development Plan, adopted in March 2013.

### Services

All plots will have the ability to connect into electric, gas, water and mains drainage. A services plan is available upon request.

### Service Charge

The will be an estate service and management charge to cover a fair proportion of all common estate maintenance costs.

### Grant Assistance

The site is situated within a Tier One grant assisted area, which provides the highest level of grant assistance for qualifying projects. Interested parties are to make their own enquiries of the relevant departments at the Welsh Government.

### Information Pack

A full disk of information on services, topographical reports, site investigations are available upon request.

## Further Information

For further information contact the sole agents



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