

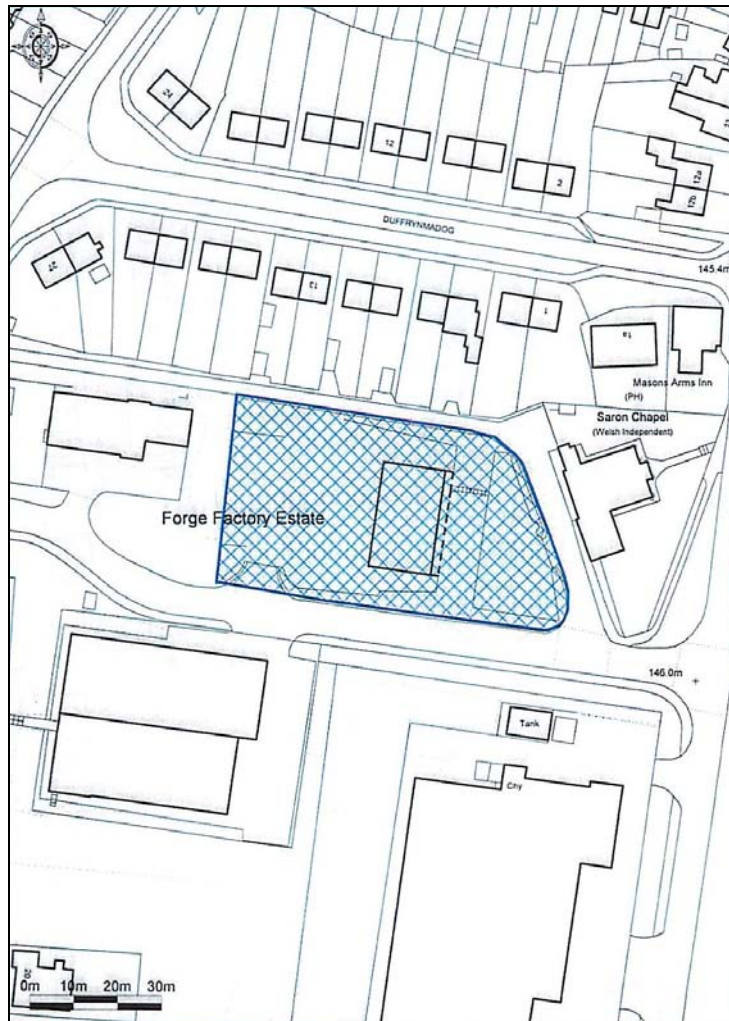
**ON THE INSTRUCTIONS OF  
A. WARDELL JOINT LIQUIDATOR  
FORMER TREMLETT & GRIFFITHS DEPOT  
FORGE INDUSTRIAL ESTATE  
MAESTEG**

**FOR SALE**

21 Penline Road,  
Whitchurch,  
Cardiff  
CF14 2AA

Tel: 029 2062 1162  
Fax: 029 2062 1141

Email: [enquiries@burnettdavies.com](mailto:enquiries@burnettdavies.com)  
[www.burnettdavies.com](http://www.burnettdavies.com)



- \*536.5 SQ.MT (5772 SQ. FT) ON 0.5 ACRE\***
- \* SECURE YARD AND WORKSHOP\***
- \*EXCELLENT PARKING PROVISION\***

**Particulars**

**LOCATION**

The Industrial Estate is located in Maesteg, an established town on the A4063 approximately six miles north of the M4 and 8 miles north of Bridgend.

Forge Industrial Estate is situated to the north of the B4282 Neath Road and north of the town centre in the Nantfyllon area. The property is situated at the northern end of the estate adjoining a residential area.

**DESCRIPTION**

The property comprises a site of approximately 0.5 of an acre.

To the main entrance a lower level car park leads on to a two storey office block which is centrally heated and has been subdivided to provide reception, male and female W/C facilities, kitchen facilities, a number of office rooms and storage.

The offices adjoin the workshop which is of steel frame construction with a mix of full height steel profile cladding and rendered blockwork. The workshop has been subdivided in part and also has a mezzanine area.

To the rear of the site is a large concrete yard area which is accessed via roller shutter doors from the workshop and also benefits from access on to Coronation Terrace.

**ACCOMMODATION**

The property provides the following areas:-

	<b>SQ.MT</b>	<b>(SQ.FT)</b>
Ground Floor Office:	156.8	( 1,687)
First Floor Office:	156.8	( 1,687)
Workshop:	<b>SQ.MT</b>	<b>(SQ.FT)</b>
	222.9	( 2,398)

**TERMS**

The property is available freehold

**PRICE**

**£175,000** subject to contract

**RATES**

We understand that the property has a Rateable Value of £17,750. Rates payable for the year 2011/2012 are therefore £7,597. Interested parties should also make enquiries of the appropriate Council authority.

**LEGAL COSTS**

Each party to bear their own legal costs incurred in the transaction

**VIEWINGS**

Strictly by prior arrangement with Sole Agent. For further information please contact;

**Burnett Davies**  
**21 Penlline Road**  
**Whitchurch**  
**Cardiff**  
**CF14 2AA**

**Tel: 029 2062 1162**  
**Fax: 029 2062 1141**  
**Email: [agency@burnettdavies.com](mailto:agency@burnettdavies.com)**

Subject to contract and availability.



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Please note that VAT may be added to any sale price or rent quoted. It is recommended that prospective purchasers and lessors make their own enquiries to establish the VAT implications prior to entering into any agreement.

# Energy Performance Certificate

## Non-Domestic Building



Former Unit Tremlett & Griffiths  
Forge Industrial Estate  
Nantyllon  
MEASTEG  
CF34 0AY

Certificate Reference Number:  
0730-0639-7499-8792-8092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ **99** This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	515
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	57.03

### Benchmarks

Buildings similar to this one could have ratings as follows:

**30** If newly built

**79** If typical of the existing stock

# Recommendation Report



**Report Reference Number: 0898-9627-9740-7490-3903**

Former Unit Tremlett & Griffiths  
 Forge Industrial Estate  
 Nantylfyllon  
 MEASTEG  
 CF34 0AY

Building Type(s): B1 Offices and Workshop businesses

<b>ADMINISTRATIVE INFORMATION</b>	
Issue Date:	14 Dec 2011
Valid Until:	13 Dec 2021 (*)
Total Useful Floor Area (m <sup>2</sup> ):	515
Calculation Tool Used:	DesignBuilder SBEM v2.4.2 using calculation engine SBEM v4.1.c.2
Property Reference:	389486770000
Energy Performance Certificate for the property is contained in Report Reference Number: 0730-0639-7499-8792-8092	

<b>ENERGY ASSESSOR DETAILS</b>	
Assessor Name:	Cameron Large
Employer/Trading Name:	CEL Energy & Building Solutions Ltd
Employer/Trading Address:	Regus House Falcon Drive Cardiff Bay Cardiff CF10 4RU
Assessor Number:	BREC200470
Accreditation scheme:	Bre
Related Party Disclosure:	Not related to the owner