TO LET / FOR SALE

Ty Therapia, Pencoed Business Park

Bridgend
CF35 5HY

54,825 sq ft (5,093.4 sq m) net approx.

Two-storey office building on 5.3 acres

Development potential (subject to planning consent)



alder king
PROPERTY CONSULTANTS

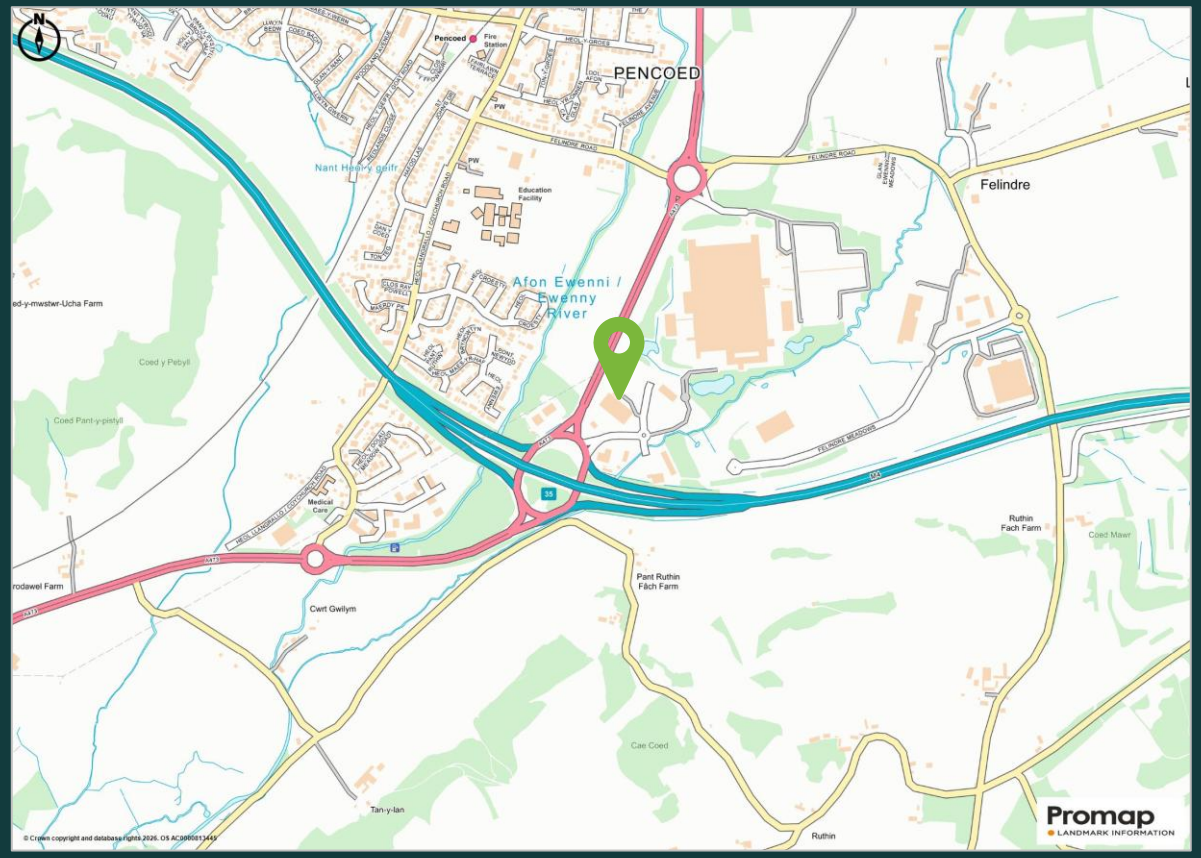
Llywodraeth Cymru
Welsh Government

Location and Connectivity

Adjacent to Junction 35 of the M4, on the edge of Bridgend, midway between Cardiff (20 miles east) and Swansea (22 miles west).

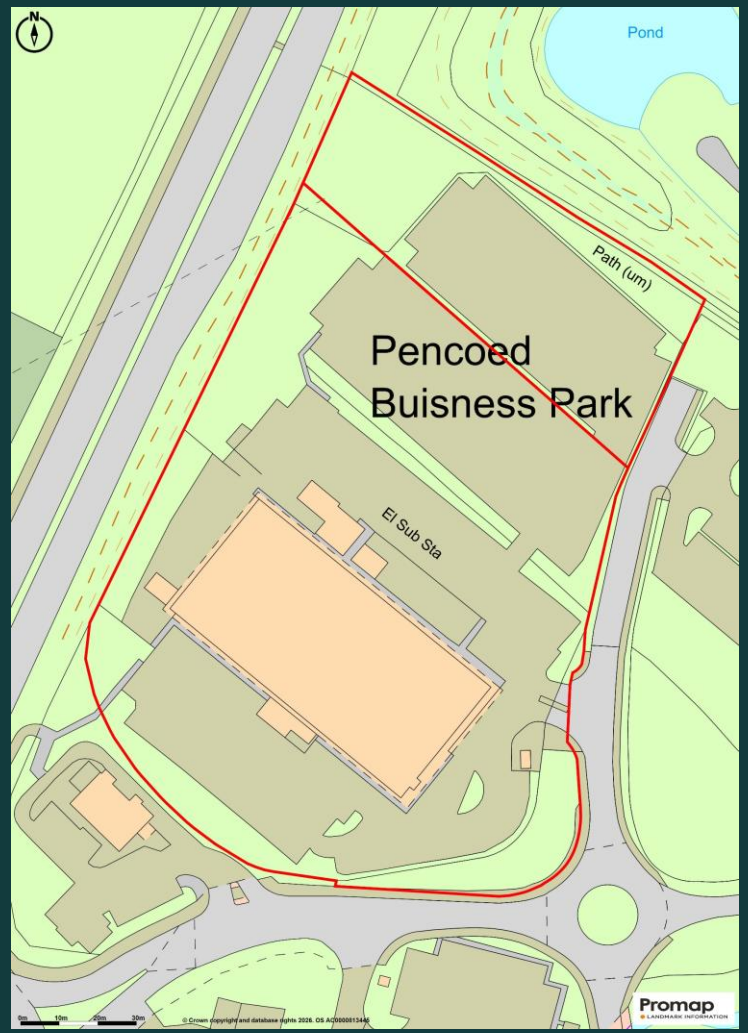
Bridgend railway station is approximately 4 miles west in the town centre, with direct services to London Paddington and links to Swansea, Cardiff, Newport, Bristol and Manchester.

Nearby occupiers include Sony, Invacare, the NHS and the National Imaging Academy Wales. Local amenities include McDonald's Drive-Thru, Starbucks and a Texaco petrol filling station.



M4 J35	Bridgend rail	Cardiff	Swansea
Adjacent	**~4 miles**	**11 miles**	**22 miles**

The Site and Connectivity





Accommodation and Car Parking

AREAS

Area	sq ft	sq m
Ground Floor	27,980	2,599.46
First Floor	26,845	2,493.97
TOTAL	**54,825**	**5,093.43**

SERVICES

All mains services are reported to be connected. Service installations have not been tested. Occupiers should satisfy themselves independently as to their state and condition.

DESCRIPTION

Purpose-built, two-storey office building of steel portal frame construction, with glazed and profile-clad elevations.

The ground floor includes offices, a kitchenette, toilet / shower facilities and former laboratory space.

The first floor is predominantly open plan, with some meeting rooms also in situ. It is fully carpeted with raised flooring and is served by an eight-person passenger lift.

The site provides 315 parking spaces. Part of the car park offers development potential, subject to the necessary planning consent.

The site area is approx. 5.3 acres, representing a low building site coverage of 12.2%

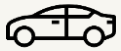
Fully accessible raised floors



Suspended ceilings



On-site parking



Recessed lighting



Kitchenette



WC facilities



Key Terms, Rates and Compliance

LEASE / TENURE / TERMS

New full repairing lease, with terms to be negotiated.

RENT / PURCHASE PRICE

Rent: £12.50 per sq ft

Purchase: £4.5m (£82 per sq ft)

ENERGY PERFORMANCE CERTIFICATES

Ground floor front: B (47)
Ground floor rear: B (41)
First floor: A (22)

LEGAL COSTS

Each party is responsible for their own legal costs.

PLANNING

Verbally advised to have consent for office use. Occupiers should make their own enquiries to Bridgend County Borough Council.
01656 643643
planning@bridgend.gov.uk

BUSINESS RATES

Part of ground floor has been assessed at £9.18 per sq ft Rateable Value, £4.73 per sq ft payable per annum.
Interested parties should confirm the exact rates payable with Bridgend County Borough Council. A change in occupation may trigger an adjustment to the assessment.
www.voa.gov.uk

CODE FOR LEASING

For the latest RICS advice, consult the RICS Real Estate Code for Leasing 2020.

SERVICE CHARGE

A service charge applies to common areas of the building and estate. Latest figures are available on request.

REFERENCES / RENTAL DEPOSITS

Financial and accountancy references may be sought before agreement. A rental deposit may be required at the landlord's discretion.

VAT

VAT may be levied on the rent or purchase price under the Finance Acts 1989 and 1997. Prospective tenants or purchasers should establish the implications before entering into any agreement.

AML

The successful tenant or purchaser must provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Arrange a Viewing

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

Alder King Property Consultants
18 Park Place
Cardiff, CF10 3DQ
www.alderking.com



OWEN YOUNG

029 2038 1996
07974 186 482
oyoung@alderking.com



GERALLT DAFYDD

029 2039 1468
07990 891 010
gdafydd@alderking.com

COMMERCIAL AGENCY INVESTMENT BUILDING SERVICES PLANNING
RESIDENTIAL DEVELOPMENT PROFESSIONAL SERVICES
MANAGEMENT SERVICES ASSET RECOVERY

AK Ref: GD/OY/103035 November 2026 Subject to Contract

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA. A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

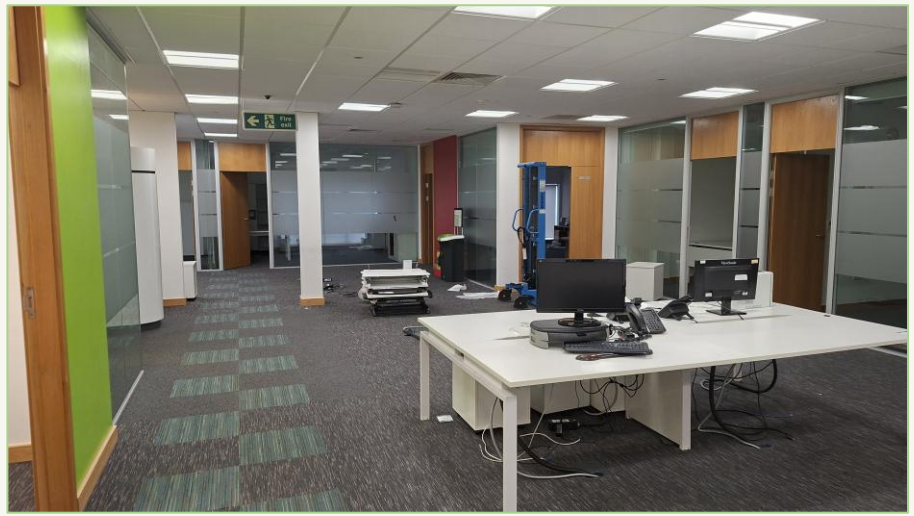
This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

Property Views









AR OSOD / AR WERTH

Ty Therapia, Parc Busnes Pencoed

Pen-y-bont ar Ogwr
CF35 5HY

54,825 troedfedd sgwâr (5,093.4 m²)

Adeilad swyddfa deulawr ar 5.3 erw

Potensial i ddatblygu (amodol ar ganiatâd cynllunio)



alder king PROPERTY CONSULTANTS

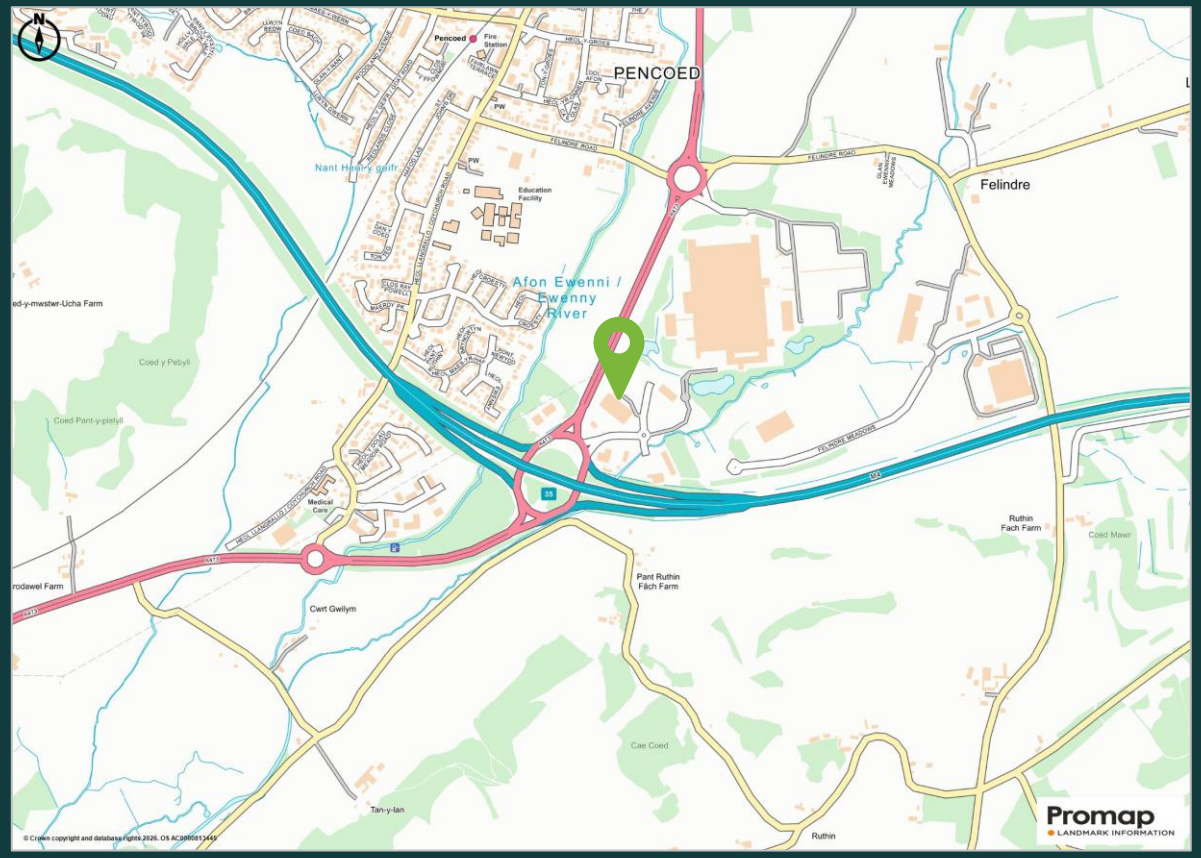
Llywodraeth Cymru Welsh Government

Lleoliad a Chysylltedd

Gerllaw Cyffordd 35 yr M4, ar gyrion Pen-y-bont ar Ogwr, hanner ffordd rhwng Caerdydd (20 milltir i'r dwyrain) ac Abertawe (22 milltir i'r gorllewin).

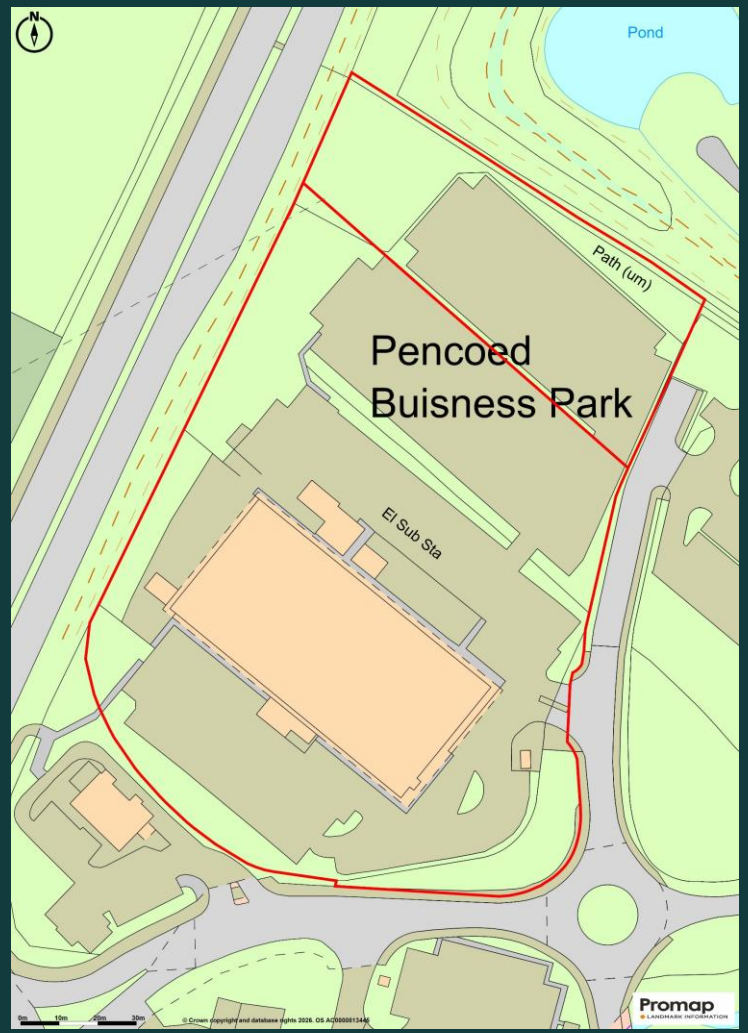
Mae gorsaf reilffordd Pen-y-bont ar Ogwr tua 4 milltir i'r gorllewin yng nghanol y dref, gyda gwasanaethau uniongyrchol i Lundain Paddington a chysylltiadau ag Abertawe, Caerdydd, Casnewydd, Bryste a Manceinion.

Mae busnesau cyfagos yn cynnwys Sony, Invacare, y GIG ac Academi Delweddu Genedlaethol Cymru. Mae amwynderau lleol yn cynnwys McDonalds, Starbucks a gorsaf betrol Texaco.



M4 J35	Gorsaf Pen-y-bont	Caerdydd	Abertawe
Gerllaw	**~4 milltir**	**11 milltir**	**22 milltir**

Y Safle a Chysylltedd





Llety a Parcio

ARDALOEDD

Ardal	Tr. Sg	M Sg
Llawr Gwaelod	27,980	2,599.46
Llawr Cyntaf	26,845	2,493.97
CYFANSWM	**54,825**	**5,093.43**

GWASANAETHAU

Adroddir bod yr holl brif wasanaethau wedi'u cysylltu. Ni phrofwyd y gosodiadau gwasanaeth. Dylai deiliaid fodloni eu hunain yn annibynnol ynghylch eu cyflwr a'u hansawdd.

DISGRIFIAD

Adeilad swyddfa bwrpasol deulawr o adeiladwaith ffrâm borth ddur, ag wynebau gwydrog.

Mae'r llawr gwaelod yn cynnwys swyddfeydd, cegin, cyfleusterau toiled / cawod a hen ofod labordy.

Mae'r llawr cyntaf yn bennaf yn gynllun agored, gyda rhai ystafelloedd cyfarfod hefyd yn eu lle. Mae wedi'i garpedu'n llawn gyda lloriau uchel ac fe'i gwasanaethir gan lifft i wyth o bobl.

Mae'r safle'n darparu tua 315 o fannau parcio. Mae rhan o'r maes parcio yn cynnig potensial i ddatblygu - yn amodol ar y caniatâd cynllunio angenrheidiol.

Mae arwynebedd y safle oddeutu 5.3 erw, sy'n cynrychioli gorchudd adeiladu isel o 12.2% dros y safle

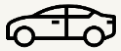
Lloriau uchel cwbl hygyrch



Nenfydau crog



Parcio ar y safle



Goleuadau wedi'u gosod i mewn



Cegin fach



Toiledau



Telerau, Cyfraddau a Chydymffurfiaeth

PRYDLES / DEILIADAETH / TELERAU

Prydles atgyweirio llawn newydd, gyda thelerau i'w trafod.

RHENT / PRIS PRYNU

Rhent: £12.50 y troedfedd sgwâr

Pris: £4.5m (£82 y troedfedd sgwâr)

TYSTYSGRIFAU PERFFORMIAD YNNI

Llawr gwaelod blaen: B (47)
Llawr gwaelod cefn: B (41)
Llawr cyntaf: A (22)

COSTAU CYFREITHIOL

Mae pob parti'n gyfrifol am ei gostau cyfreithiol ei hun.

CYNLLUNIO

Cynghorir ar lafar bod caniatâd ar gyfer swyddfeydd. Dylai deiliaid wneud eu hymholiadau eu hunain i Gyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr.
01656 643643
planning@bridgend.gov.uk

ARDRETHI BUSNES

Asesir rhan o'r llawr gwaelod ar Werth Ardrethol o £9.18 y troedfedd sgwâr (£4.73 y troedfedd sgwâr yn daladwy y flwyddyn).
Dylai partïon â diddordeb gadarnhau'r union ardrethi gyda Chyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr. Gall newid deiliadaeth newid yr asesiad.
www.voa.gov.uk

COD AR GYFER PRYDLESU

Am y cyngor diweddaraf gan RICS, ymgynghorwch â Chod Eiddo Tiriog RICS ar gyfer Prydlesu 2020.

TÂL GWASANAETH

Mae tâl gwasanaeth yn berthnasol i ardaloedd cyffredin yr adeilad a'r ystâd. Mae'r ffigurau diweddaraf ar gael ar gais.

TYSTLYTHYRAU / BLAENDALIADAU RHENT

Gellir gofyn am eirdaon ariannol a chyfrifyddol cyn cytuno. Gall fod angen blaendal rhent yn ôl disgresiwn y landlord.

TAW

Gellir codi TAW ar y rhent neu'r pris prynu o dan Ddeddfau Cyllid 1989 a 1997. Dylai darpar denantiaid neu brynwyr sefydlu'r goblygiadau cyn ymrwymo i unrhyw gytundeb.

GWRTH-WYNGALCHU ARIAN

Rhaid i'r tenant neu'r prynwr llwyddiannus ddarparu gwybodaeth berthnasol i fodloni gofynion gwrth-wyngalchu arian pan gytunir ar Benawdau'r Telerau.

Trefniadau ar Gyfer Cael Gweld

I gael rhagor o wybodaeth neu i drefnu archwiliad, cysylltwch â'r asiantau:



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ASIANTAETH FASNACHOL BUDDSODDI GWASANAETHAU ADEILADU CYNLLUNIO
DATBLYGU RESYMOL GWASANAETHAU PROFFESIYNOL
GWASANAETHAU RHEOLI ADENNILL ASEDAU

Hysbysiad Pwysig

Mae Alder King LLP yn Bartneriaeth Atebolrwydd Cyfyngedig wedi'i chofrestru yng Nghymru a Lloegr. Rhif OC306796. Swyddfa Gofrestredig: Pembroke House, 15 Pembroke Road, Clifton, Bryste BS8 3BA. Mae rhestr o'r holl Aelodau ar gael yn y Swyddfa Gofrestredig.

1. Rheoliadau Gwyngalchu Arian 2017

Fel rhan o'n rhwymedigaethau o dan Reoliadau Gwyngalchu Arian y DU, mae Alder King LLP yn mynnu bod unrhyw brynwr neu denant yn darparu gwybodaeth a dogfennaeth i fodloni ein rhwymedigaethau cyfreithiol.

2. Deddf Camliwio 1967

Mae'r llyfryn marchnata hwn ar gyfer arweiniad yn unig ac nid yw'n rhan o unrhyw gynnig na chontract, ac ni ddylid dibynnu arno fel datganiadau neu sylwadau o ffaith.

3. Rheoliadau Rheoli Asbestos 2012 (CAR 2012)

Cyfrifoldeb perchennog neu denant yr eiddo, ac unrhyw un arall sydd â rheolaeth drosto a/neu gyfrifoldeb am ei gynnal, yw cydymffurfio â'r rheoliadau. Mae canfod asbestos a chyfansoddion sy'n gysylltiedig ag asbestos y tu hwnt i gwmpas Alder King ac felly rydym yn argymell eich bod yn cael cyngor gan ffynhonnell arbenigol.

Golygfeydd yr Eiddo



