



Brocastle

Plots available from 2.7 acres to 10.6 acres



Llywodraeth Cymru
Welsh Government



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Welsh Government

**Cronfa Datblygu
Rhanbarthol Ewrop
European Regional
Development Fund**

Fully serviced plots close to M4 Motorway



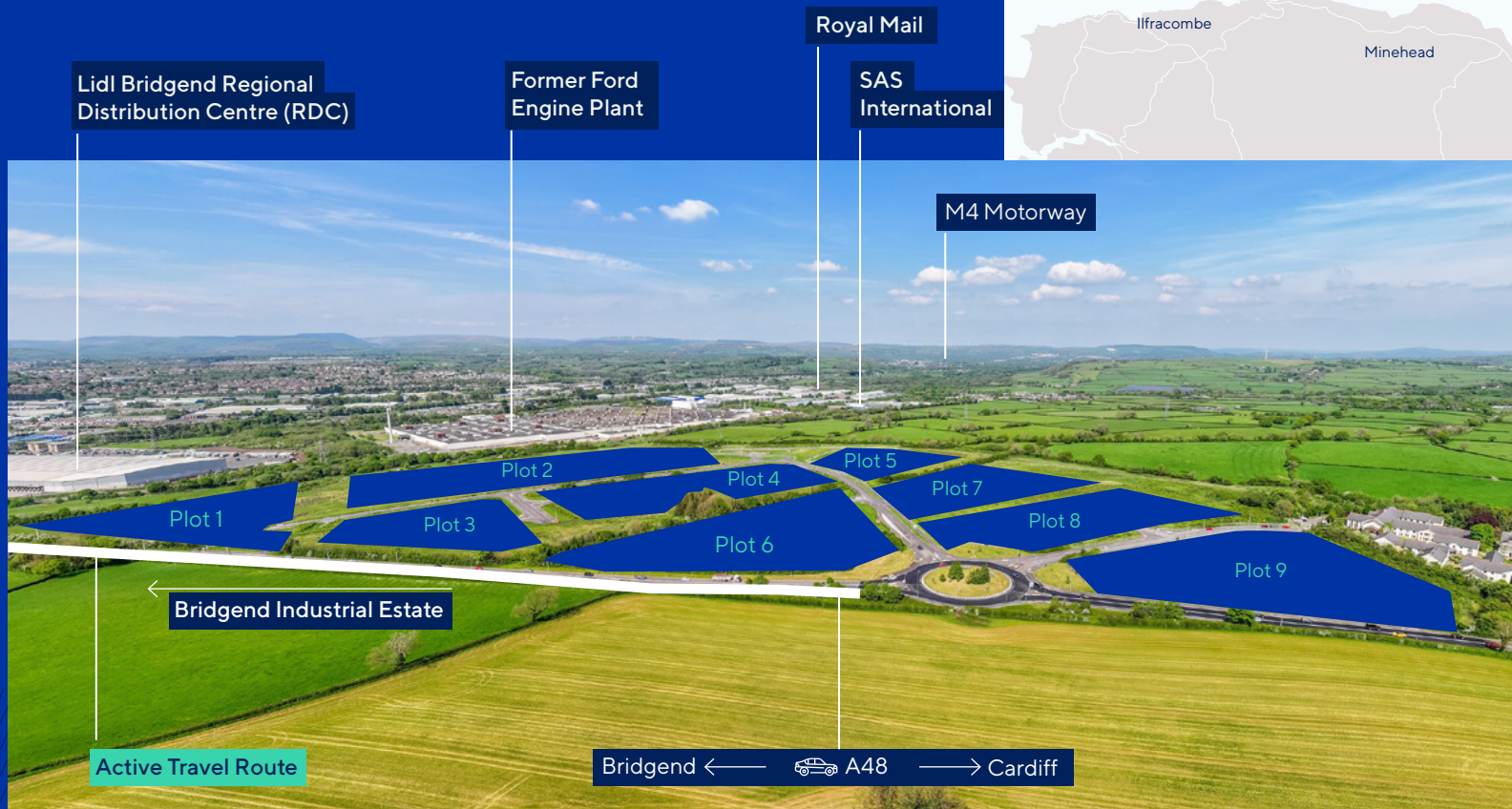
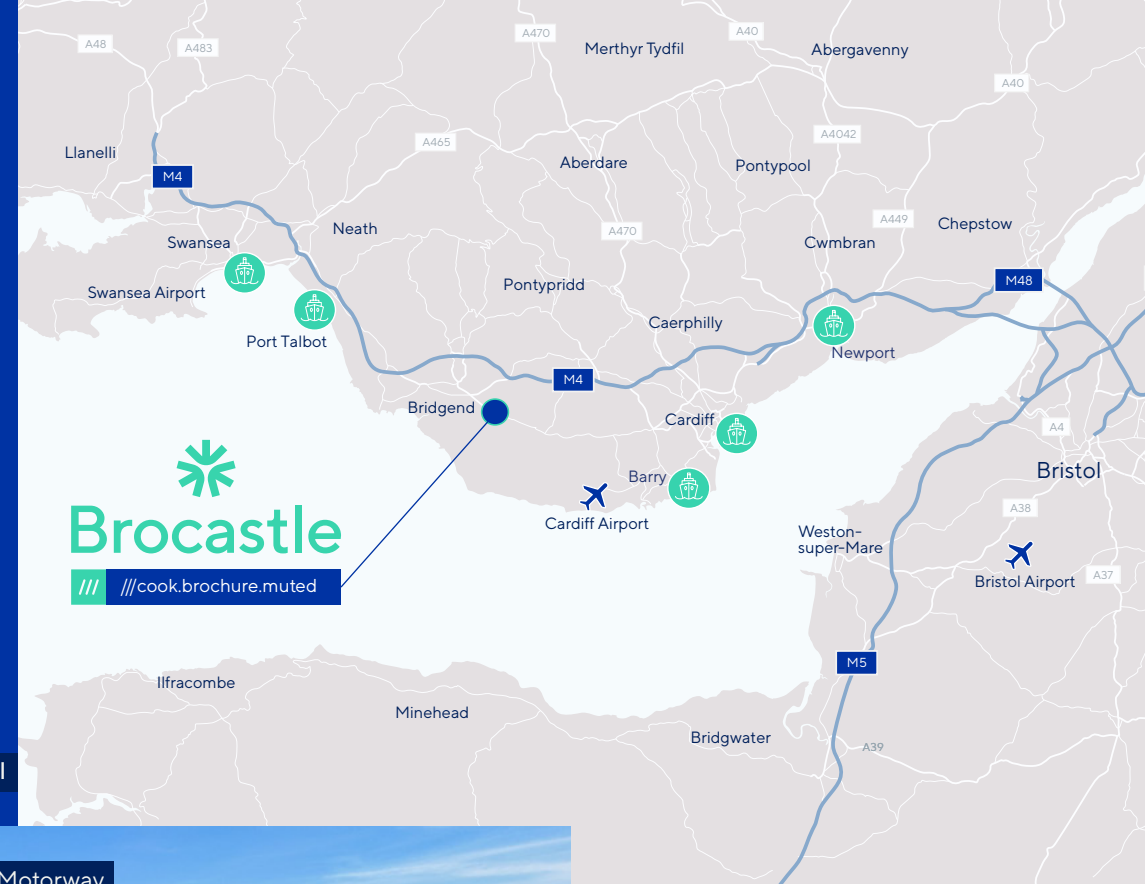
116 Acre Development Site

Location

The Brocastle development site occupies a prominent location adjacent to the A48 with junction 35 of the M4 motorway just 5 miles drive via the A473 dual carriageway. The M4 provides onward travel to Swansea to the West and Cardiff, Bristol and London to the East.

Brocastle is located to the South of the well-established Bridgend Industrial Estate. The mixed-use estate comprises approximately 3 million sq ft of commercial space spread over 300 acres.

The location has well-established roots in both the manufacturing and logistics sectors providing a strong pool of workers in the surrounding area.



Drive Times



Swansea	
25 miles	
<u>35 mins</u>	
Cardiff	
21 miles	
<u>30 mins</u>	
Bristol	
60 miles	
<u>1 hour</u>	
London	
166 miles	
<u>3 hours 15 mins</u>	

Planning

The development has outline planning consent for B1, B2 & B8 uses. Please refer to the Data Room for further information.

Services

Services are provided to the boundary of the plots.

VAT

All figures quoted are exclusive of VAT which will be charged in addition at the prevailing rate.

Development Information

Further information on the site is contained within the Data Room. Please contact JLL to request access.

Sustainable Building Standards

All developments will be required to be built to Welsh Government's sustainable building standards.

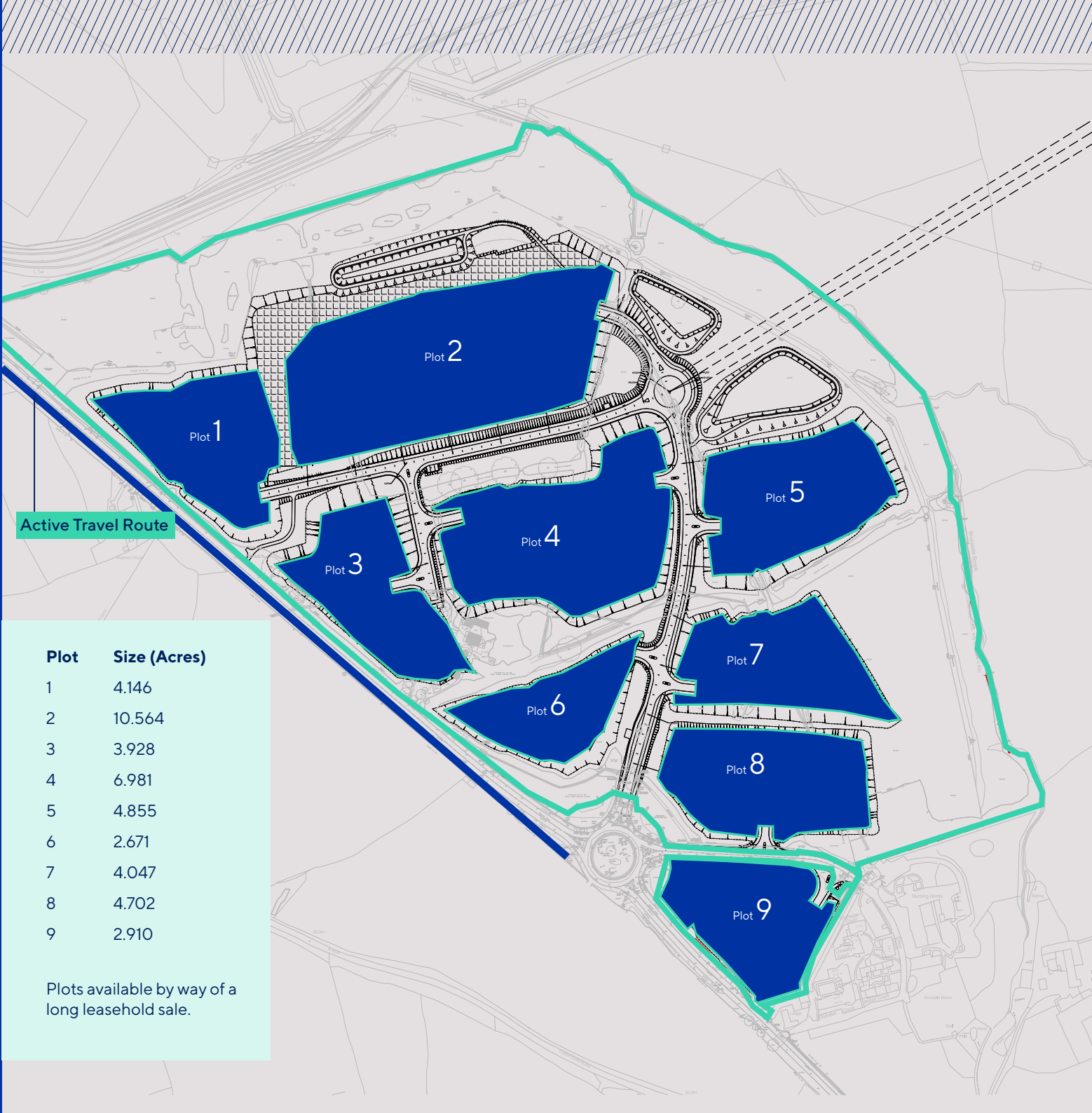
Virtual flight

To view drone footage click here.

Active Travel Route

The new active travel route was completed in 2023 and runs parallel with the A48 running from the roundabout at the entrance to the Brocastle site, to the South-West for c. 2km to Waterton roundabout.

This new travel route features a 2km cycleway and new signalised road crossings and street lighting - enhancing the accessibility of the site to occupiers looking to reduce car traffic and encourage sustainable travel.





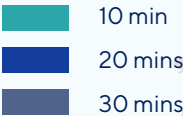
Drive Time &
Demographic Information



	10 min	20 min	30 min	45 min
Total Population 2027	55,224	181,443	643,692	1,564,576
Total Population 2032	55,546	182,130	644,765	1,567,987
Working age population 2027: 15-64y	33,765	111,410	409,906	1,002,744
Working age population 2032: 15-64y	33,344	109,969	405,615	993,785

Active Travel Route

Drive Time



Contact

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