

TO LET

Industrial/Workshop Unit
27a Vale Business Park
Llandow
NR. Cowbridge
CF71 7PF

**WATTS &
MORGAN**
Commercial



- Immediately available To Let a modern industrial/workshop unit providing approximately 150 SQM 1,620sq.ft GIA
- New Lease on flexible terms at a rental of £7950 P.A Exclusive

**27a Vale Business Park
Llandow
Cowbridge
CF71 7PF**

LOCATION

The property is located in a prominent and convenient location on the Vale Business Park at Llandow, near Cowbridge, Vale of Glamorgan.

The Vale Business Park is a privately owned industrial estate conveniently located just 2 miles or so south west of Cowbridge and travelling through the village of Llyswhorney from Pentre Meurig just 7 miles from Bridgend and 12 miles from Cardiff via the A48 dual carriageway.

DESCRIPTION

The industrial/workshop unit is located on a small privately owned development comprising of three terraced blocks of units comprising eight units in total constructed around a tarmacadam forecourt and car park.

The unit is constructed to a modern design and specification around a steel portal frame with brick and blockwork lower elevations and double insulated steel colour coated cladding to roof and upper elevations. The unit provides approximately 3.6m to underside of eaves and has the benefit of a roller shutter door to the front elevation with separate pedestrian access.

ACCOMMODATION

Unit 27A provides approximately 150 sq.m (1620sq.ft) gross internal area of accommodation and incorporates reception office/trade counter area, WC and kitchen point. The unit has the benefit of mains water and 3-phase electricity connected. A previous tenant steel mezzanine floor is in situ.

TENURE

The unit is available To Let under terms of a new Full Repairing and Insuring lease for a term of years.

RENT

£7,950 per annum exclusive

BUSINESS RATES

The Valuation Office Agency website advises a Rateable Value of £5,900 so ingoing tenant should qualify for 100% Small Business Rates Relief.

EPC

Energy rating Band E

VAT

All figures quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

**Please ask for
Dyfed Miles or Matthew Ashman**

www.wattsandmorgan.wales

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