

TO LET

On flexible easy in/easy out terms
Self contained office/business suite
Penllyne Way
Vale Business Park
Llandow
CF71 7PF



- Self-contained and well presented office/business suites located on the popular Vale Business Park conveniently located lying approximately 3 miles from Cowbridge, 8 miles from Bridgend and 12 miles from Cardiff.
- Self-contained suites available from just 26sq.m (277sq.ft) net internal area with car parking. Suitable for a variety of clean office/business uses.
- Immediately available To Let under terms of an "easy in/easy out" letting agreement on tenant internal repairing and insuring only terms with rentals starting from £80 per week exclusive.

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Vale Business Park
Llandow
CF71 7PF**

LOCATION

The units are located on Penllyne Way on the Vale Business Park near Llandow, Vale of Glamorgan.

The Vale Business Park is a privately owned industrial estate and one of the principal estates serving the Vale of Glamorgan.

The estate is conveniently located lying just 2 miles or so off the A48 dual carriageway at Pentre Meyrick Cross with Cowbridge lying approximately 3 miles away, Bridgend approximately 8 miles to the west and Cardiff and approximately 12 miles to the east.

DESCRIPTION

Currently available are self-contained office/business units that are ideally suited for a variety of office or "clean" business uses. Each office typically comprises of at least 2 cellular offices with WC and kitchen/tea point.

ACCOMMODATION

Unit 1A: 26sq.m (277sq.ft) NIA

Unit 2A: Optional accommodation from 40sq.m (429sq.ft) to 54sq.m (571sq.ft) NIA

Unit 3A: 26sq.m (277sq.ft) NIA

TENURE

The units are available on "easy in/easy out" terms under terms of a Licence or Tenancy At Will style agreement or similar on tenant internal repairing and insuring only terms.

RENTAL

Unit 1A: £4,150 per annum exclusive

Unit 2A: From £4,000 to £5,000 per annum exclusive

Unit 3A: £4,150 per annum exclusive

BUSINESS RATES

Tenant to be responsible for business rates. Assessments to be advised.

EPC

To be confirmed.

SERVICE CHARGE

Tenant to contribute towards the modest estate service charge provisions. Details on application.

VAT

VAT is payable on rent.

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 Sara Magness

www.wattsandmorgan.wales

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