

TO LET

**Industrial Workshop Unit
27B Vale Business Park
Llandow
Cowbridge
CF71 7PF**



- Immediately available To Let a modern industrial/workshop unit providing approximately 150 msq (1614 st ft) GIA .
- Suitable for a variety of workshop/storage uses.
- New lease at a rental of £8,500 per annum.

**Industrial Workshop Unit
27B 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 Llysworney 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.

Unit 27B provides approximately 150 msq (1,614 sq ft) gross internal area of accommodation and incorporates reception office, W/C and kitchen point. The unit has the benefit of mains water, drainage and 3 Phase electricity connected.

TENURE

The unit is immediately available to let under terms of a new full repairing and insuring lease.

RENTAL

£8,500 per annum exclusive.

BUSINESS RATES

The VOA website advises a rateable value of £5700 so ingoing tenant should benefit from 100% small business rates relief.

EPC

To be assessed.

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

Viewing by appointment through sole letting agents:

Messrs Watts & Morgan

Tel: 01656 644288

E-mail: commercial@wattsandmorgan.co.uk

Please ask for Dyfed Miles or Sara Magness.

www.wattsandmorgan.wales

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