

TO LET – Light industrial building and secure yard

Unit 1, Sambucus Avenue, Llandow Trading Estate, Llandow, CF71 7PB

BK Bruton Knowles

est. 1862



- Self-contained building 1,289 sq ft/120 sq m
- Secure, concrete yard 4,541 sq ft /422 sq m
- Mains water and electricity

TO LET – Light industrial building and secure yard.

Unit 1, Sambucus Avenue, Llandow Trading Estate, Llandow, CF71 7PB

LOCATION

The property is located on Tumulus Way on Llandow Trading Estate approximately 3 miles south west of Cowbridge and 4 miles from the Aston Martin at St Athan within the prosperous Vale of Glamorgan.

The estate benefits from strong transport links with Cardiff 10 miles to the east and Bridgend 6 miles to the north west accessed via the A48 trunk road and the M4 motorway.

DESCRIPTION

Llandow Trading Estate is made up of approx. 27 acres of commercial buildings and compounds with a range of different occupiers including Travis Perkins, Harris Pye and the Vale of Glamorgan Council.

The property comprises a good sized, light industrial building of steel portal frame construction siting within a secure, ring-fenced yard. The building is supplied with mains water and electricity is connected the into the estate sewerage system.

EPC

To be confirmed

ACCOMMODATION (NIA)

AREA	SQ M	SQ FT
Building	120	1,289
Yard	422	4,541
Total	542	5,830

RATES

We understand the Rateable Values as at 1st April 2023 is:

To be confirmed

We do however recommend that any interested party make their own enquiries with the Valuation Office Agency at; <https://www.gov.uk/correct-your-business-rates>

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

TERM

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

RENT

£10,000 per annum exclusive.

SERVICE CHARGE

There is an estate service charge levied. Further details are available on request.

VIEWING

By appointment only with the letting agent Bruton Knowles. Please contact:

Dorian Wragg – Dorian.wragg@brutonknowles.co.uk

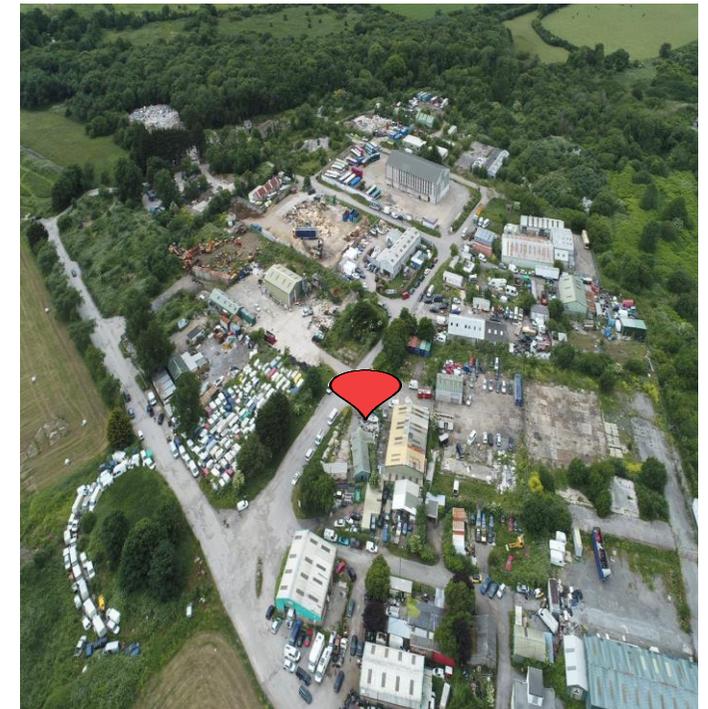
Phoebe Harmer – Phoebe.harmer@brutonknowles.co.uk

Or Bruton Knowles direct on: 01452 880000

FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch on the contact details provided.

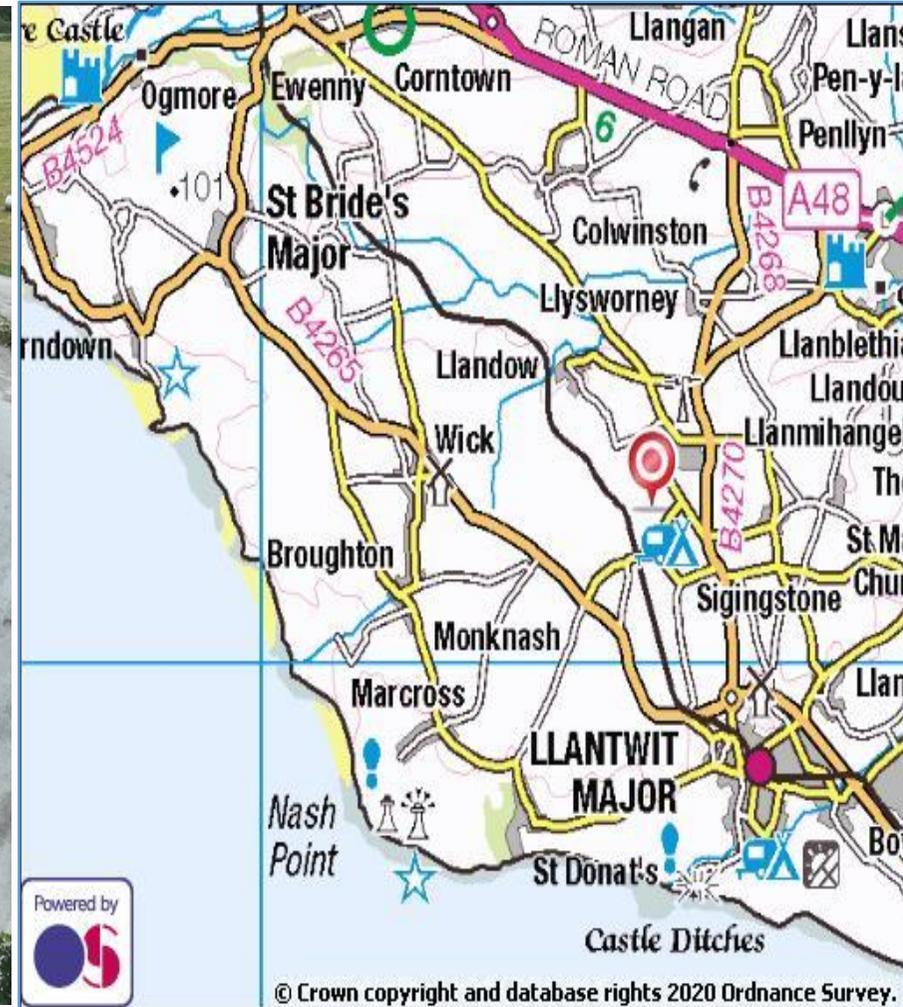
Subject to Contract June 2023



TO LET – Light industrial building and secure yard



Unit 1, Sambucus Avenue, Llandow Trading Estate, Llandow, CF71 7PB



Bruton Knowle LLP, Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF
01452 880000

Dorian Wragg
07738 103935
dorian.wragg@brutonknowles.co.uk

Phoebe Harmer
01452 880000
phoebe.harmer@brutonknowles.co.uk

www.bruntonknowles.co.uk