

# TO LET Industrial Unit & Adjoining Yard

Unit 1, Llandow Trading Estate, Llandow, Wales, CF71 7PB



- £8,000 per annum exclusive
- Mains water and electricity
- Steel portal construction
- Secure, ring fenced yard

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## 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. The unit also benefits from new perimeter fencing.

## Accommodation

Unit	SQM	SQFT
Unit 1	120	1,289
Yard	422	4,521
Total	542	5,830

## Rates

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

## Energy performance certificate

A new EPC to be commissioned.

## Rent

£8,000 per annum exclusive.

## Terms

A new fully repairing and insuring lease is available, for a term of years to be agreed.

## VAT

VAT applicable unless stated otherwise.

## Service Charge

An estate service charge is applicable. Further details available on request.

## Legal Costs

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

## Viewing

Viewing available by prior appointment with the sole agent, Bruton Knowles, only.

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## Contact:

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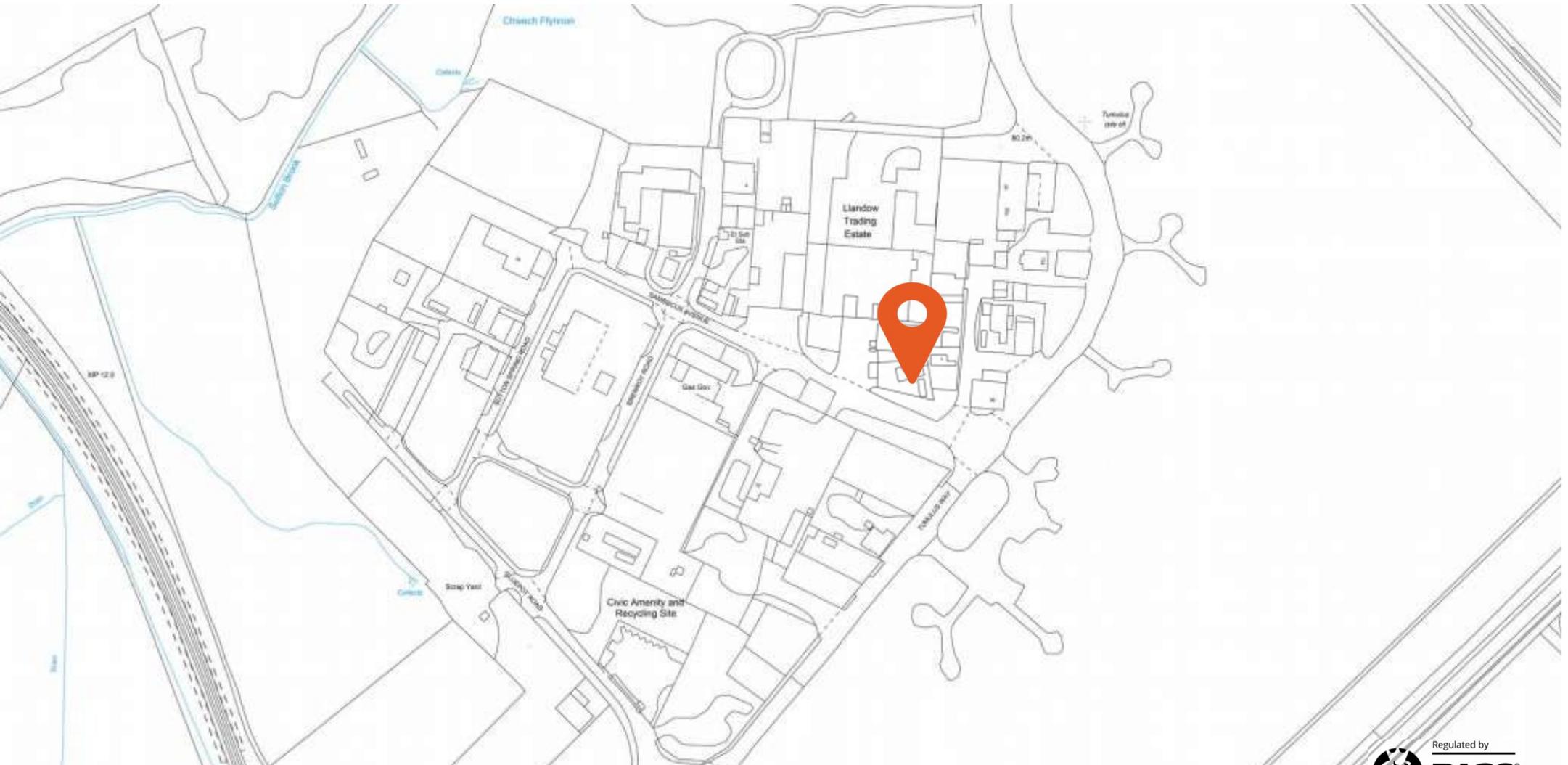


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**Regulatory** Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

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