

# TO LET

## Secure, Gated Yard

Unit 20, Llandow Trading Estate, Llandow, Wales, CF71 7PB



**BRUTON  
KNOWLES**



- £9,500 per annum exclusive
- Gated entrance
- Secure, ring fenced yard

## 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 of a large, open yard area which benefits from secure perimeter fencing including two gated points of access at opposite sides of the yard.

## Accommodation

Unit	SQM	SQFT
Yard	1,800	19,375
Total	1,800	19,375

## 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>

## Rent

£9,500 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.

# TO LET

## Secure, Gated Yard

Unit 20, Llandow Trading Estate, Llandow, Wales, CF71 7PB



**BRUTON  
KNOWLES**



### Contact:

**Dorian Wragg FRICS RPR FNARA FRGS**

Partner

**T:** 07338 103935

**E:** [dorian.wragg@brutonknowles.co.uk](mailto:dorian.wragg@brutonknowles.co.uk)

### George Iles

Property Assistant

**T:** 07841 922433

**E:** [george.iles@brutonknowles.co.uk](mailto:george.iles@brutonknowles.co.uk)

### Gloucester office:

Olympus House, Olympus Park,  
Quedgeley, Gloucester, GL2 4NF

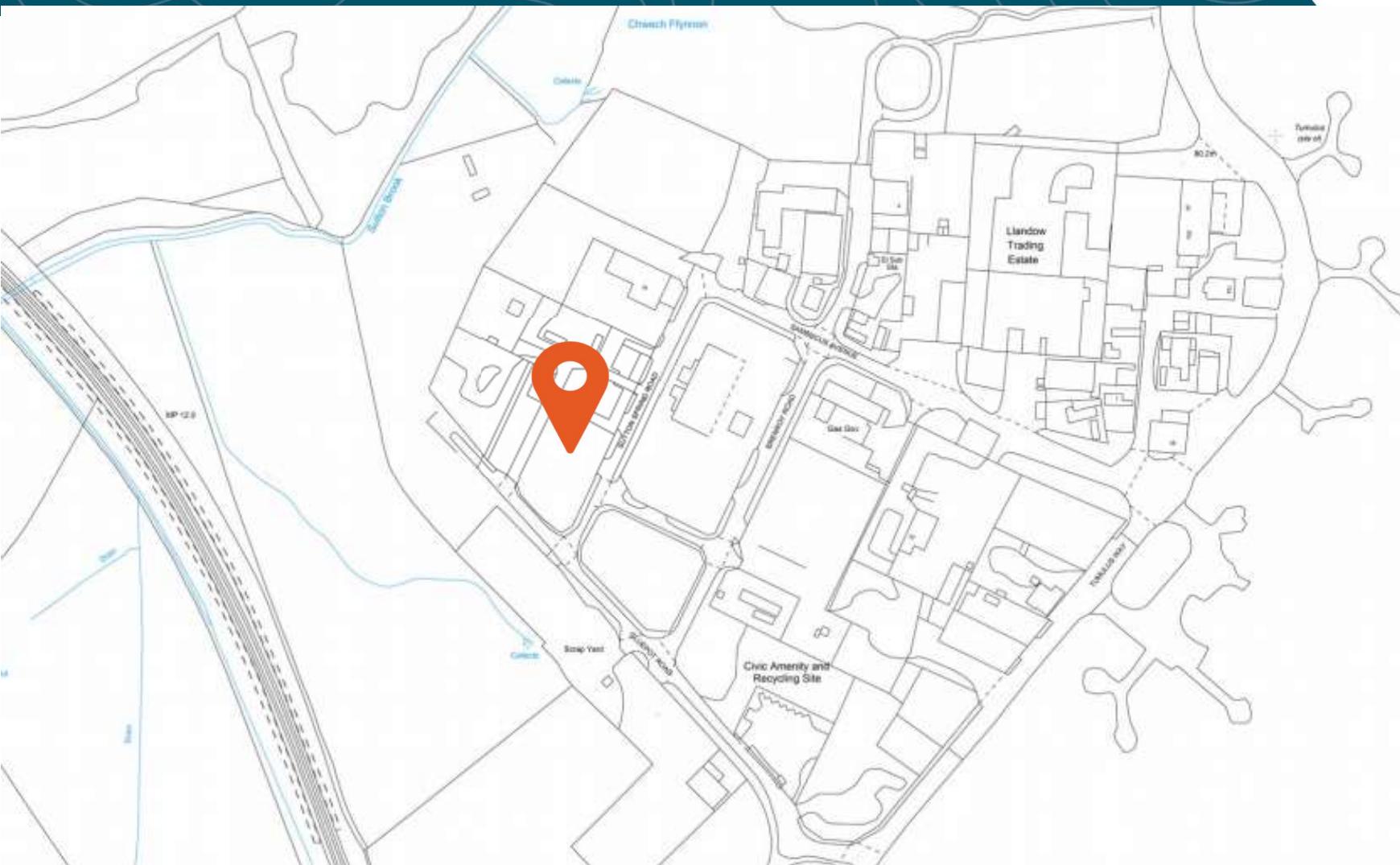
**T:** 01452 880000

# TO LET

Unit 20, Llandow Trading Estate, Llandow, Wales, CF71 7PB

/// what3words ///taster.quits.spellings

 **BRUTON  
KNOWLES**



**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.

**Disclaimer** Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF

Regulated by  


 The Property  
Ombudsman

To Let | Code 12265

[brutonknowles.co.uk](http://brutonknowles.co.uk)