

# 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

To Let | Code 12265

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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 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.

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## Contact:

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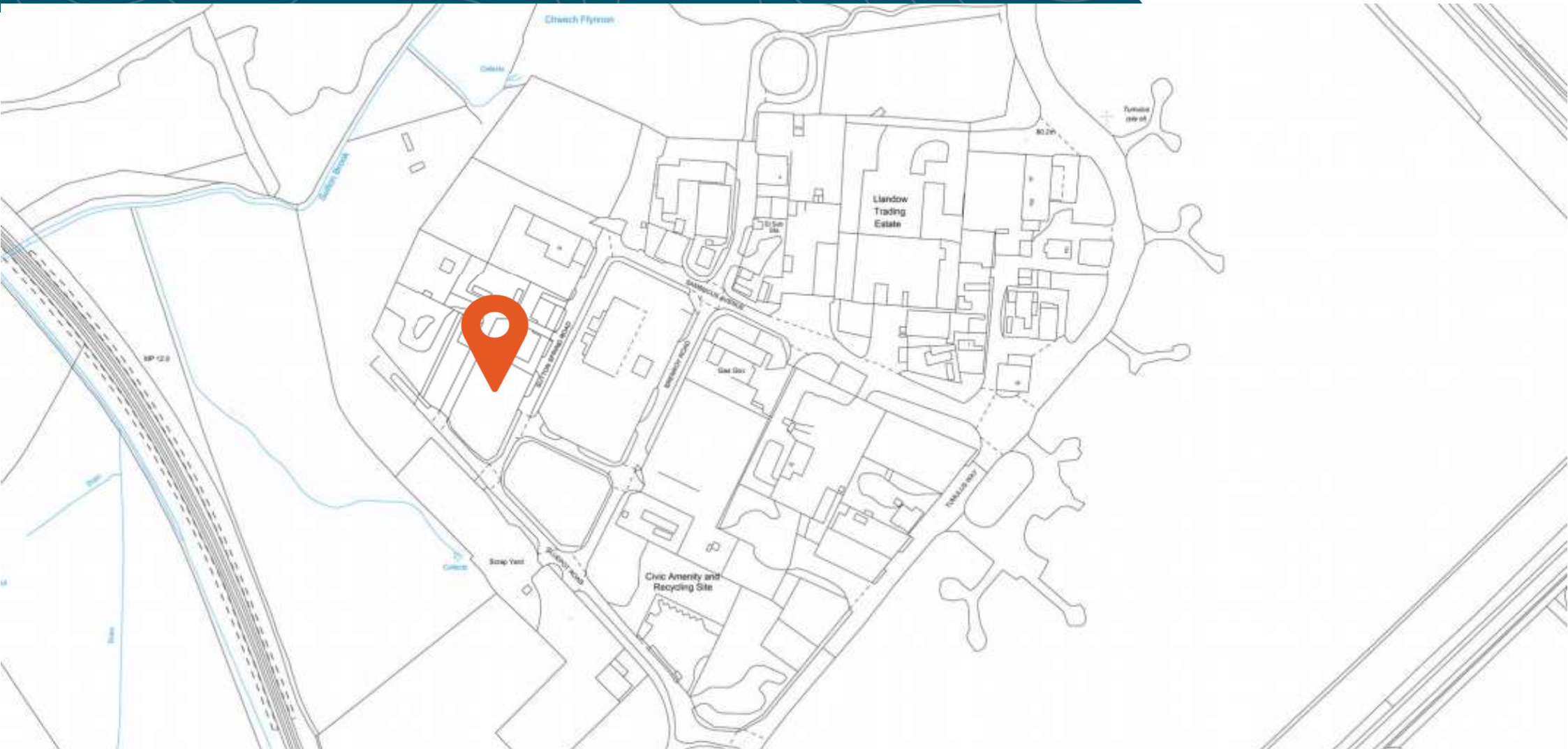
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**RICS**<sup>®</sup>



**The Property  
Ombudsman**

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