

TO LET Industrial Unit & Adjoining Yard

Unit 33, Llandow Trading Estate, Llandow, Wales, CF71 7PB



- £5,500 per annum exclusive
- Mains water and electricity
- Secure, ring fenced yard
- Excellent site access

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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 two fully self-contained buildings which also benefit from a surrounding yard, including secure perimeter fencing. The unit is also supplied with mains water and connected to the estates sewage system.

Accommodation

Unit	SQM	SQFT
Buildings	131	1,408
Yard	383	4,121
Total	514	5,529

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

£5,500 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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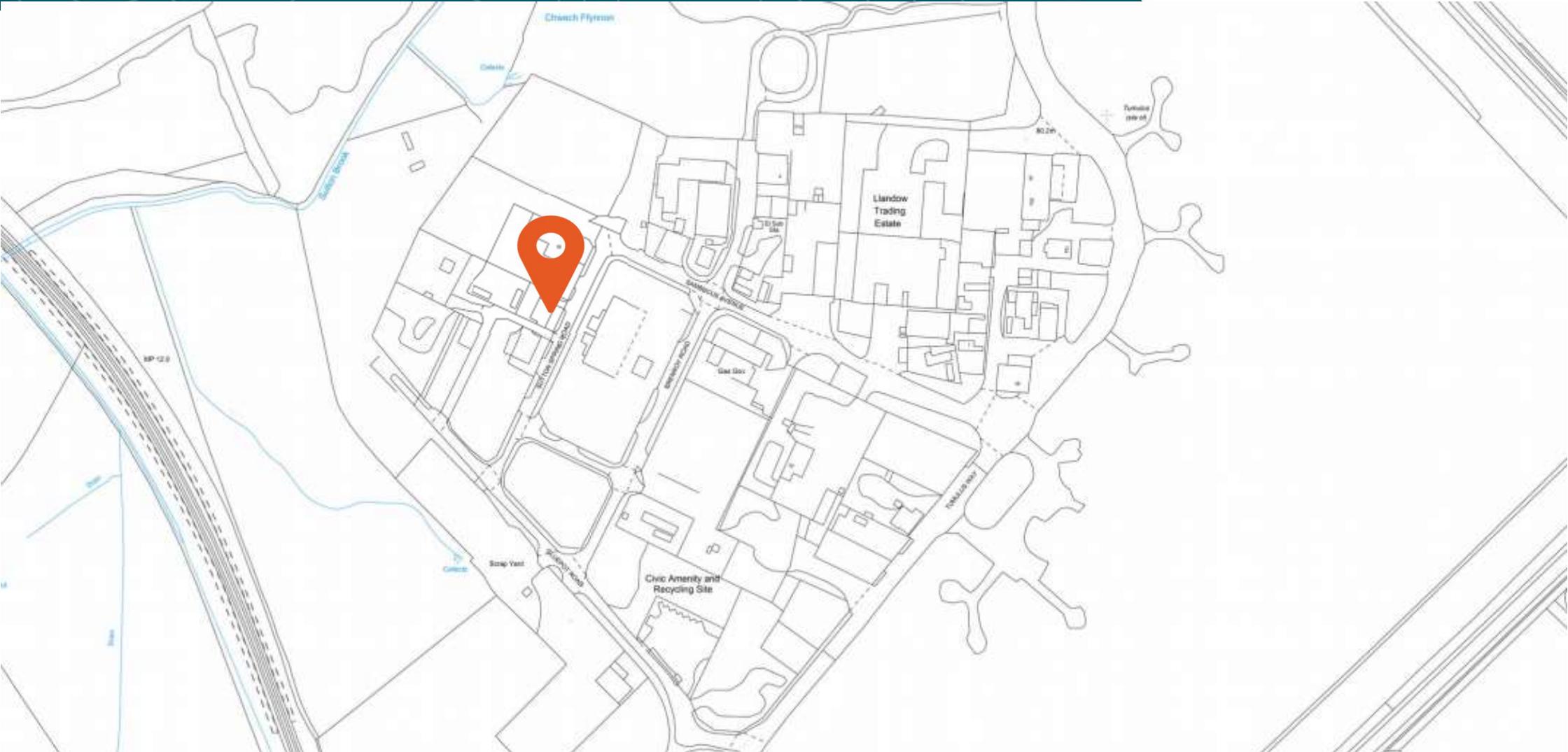
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