

TO LET

Secure Yard

Unit 53, Llandow Trading Estate, Llandow, Wales, CF71 7PB



- £10,000 per annum exclusive
- c. 24,000 sq.ft.
- 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 a large, open expanse spanning to just over 24,000 square feet and may provide beneficial for a range of uses. The unit also benefits from a gated entrance and good security.

Accommodation

Unit	SQM	SQFT
Yard	2,262	24,346
Total	2,262	24,346

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

£10,000 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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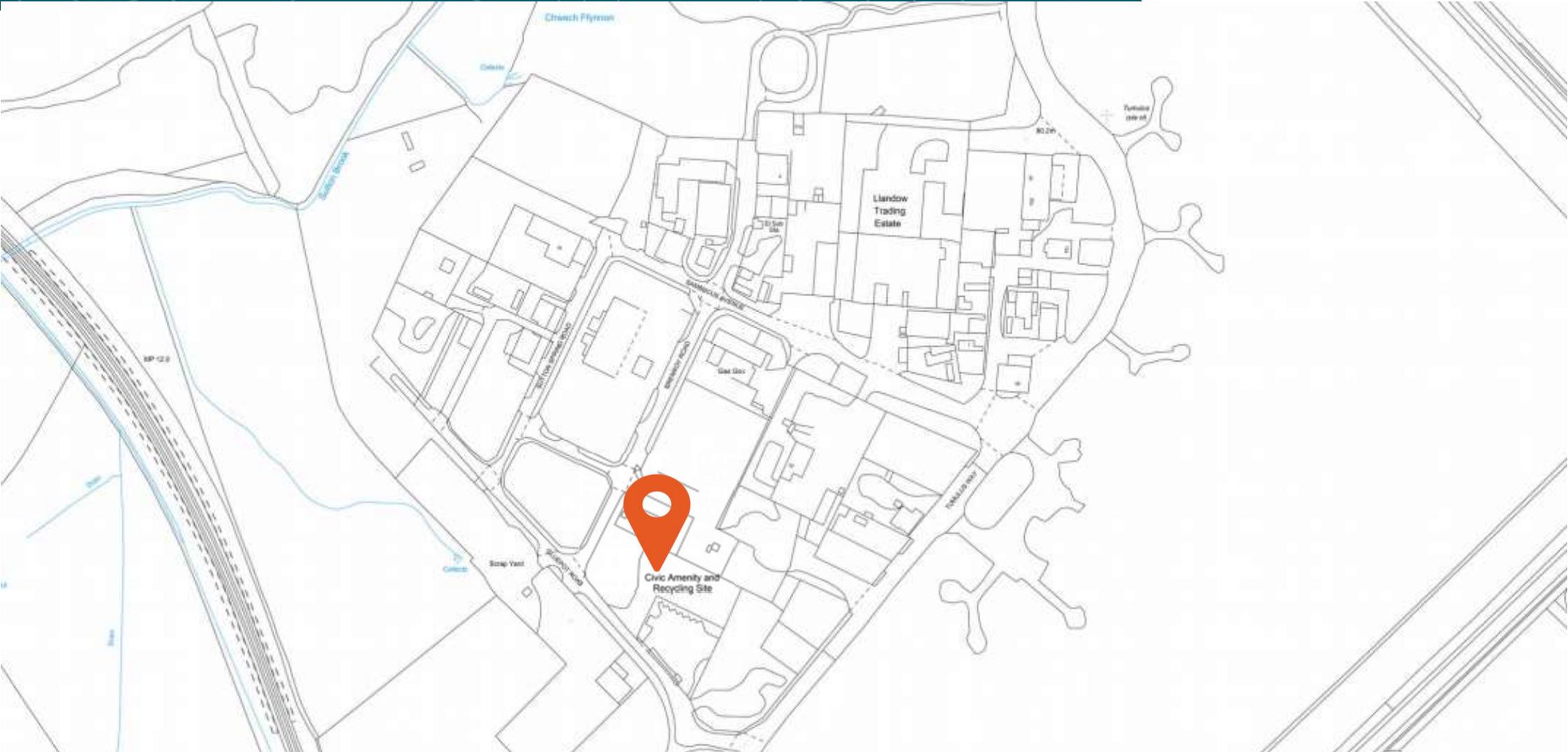
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