

TO LET Industrial Unit & Adjoining Yard

Unit 45, Llandow Trading Estate, Llandow, Wales, CF71 7PB



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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 well-maintained gated entrance as well as a secure, fenced perimeter. The property also benefits from two adjoined units within the premises which could benefit from a range of uses from storage, workshop or office.

Accommodation

Unit	SQM	SQFT
Building	46	500
Yard	1,490	16,037
Total	1,536	16,537

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

£12,500 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:

Dorian Wragg FRICS RPR FNARA FRGS

Partner

T: 07338 103935

E: dorian.wragg@brutonknowles.co.uk

George Iles

Property Assistant

T: 07841 922433

E: george.iles@brutonknowles.co.uk

Gloucester office:

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

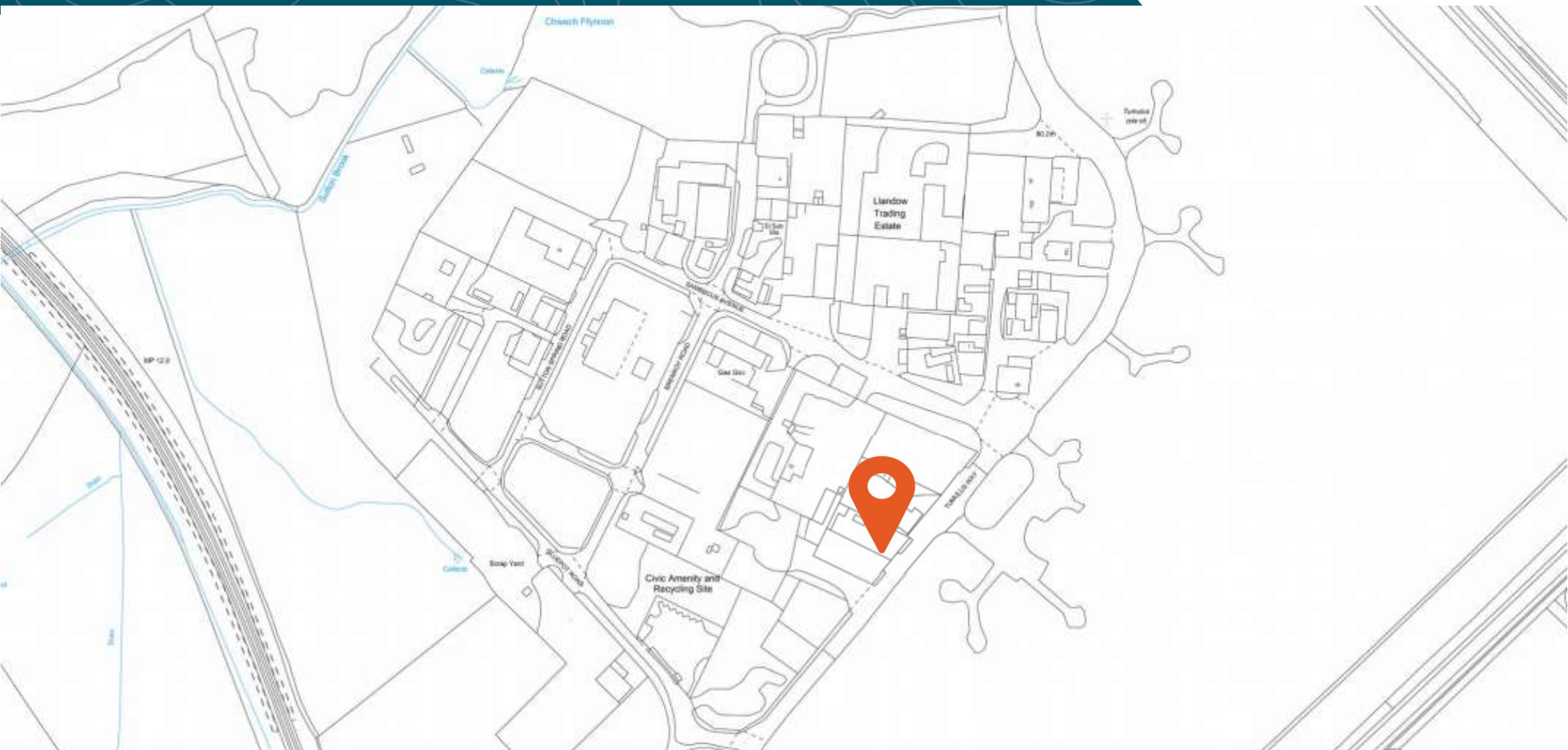
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Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars 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.

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