

TO LET High Bay Industrial Unit

Unit 31, 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 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 and the Vale of Glamorgan Council. The property comprises of an open yard with perimeter fencing and gated entrance. The property also benefits from one industrial unit with roller shutter door and garage to the rear of the property. Suitable uses may be workshop or general storage. The unit is supplied with mains water, electricity and sewerage connections

Accommodation

| Unit | SQM | SQFT |
|--------------|--------------|---------------|
| Building | 431 | 4,643 |
| Yard | 1,274 | 13,710 |
| Total | 1,705 | 18,353 |

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

£20,000 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. The current service charge amount is £2,135.56 per annum

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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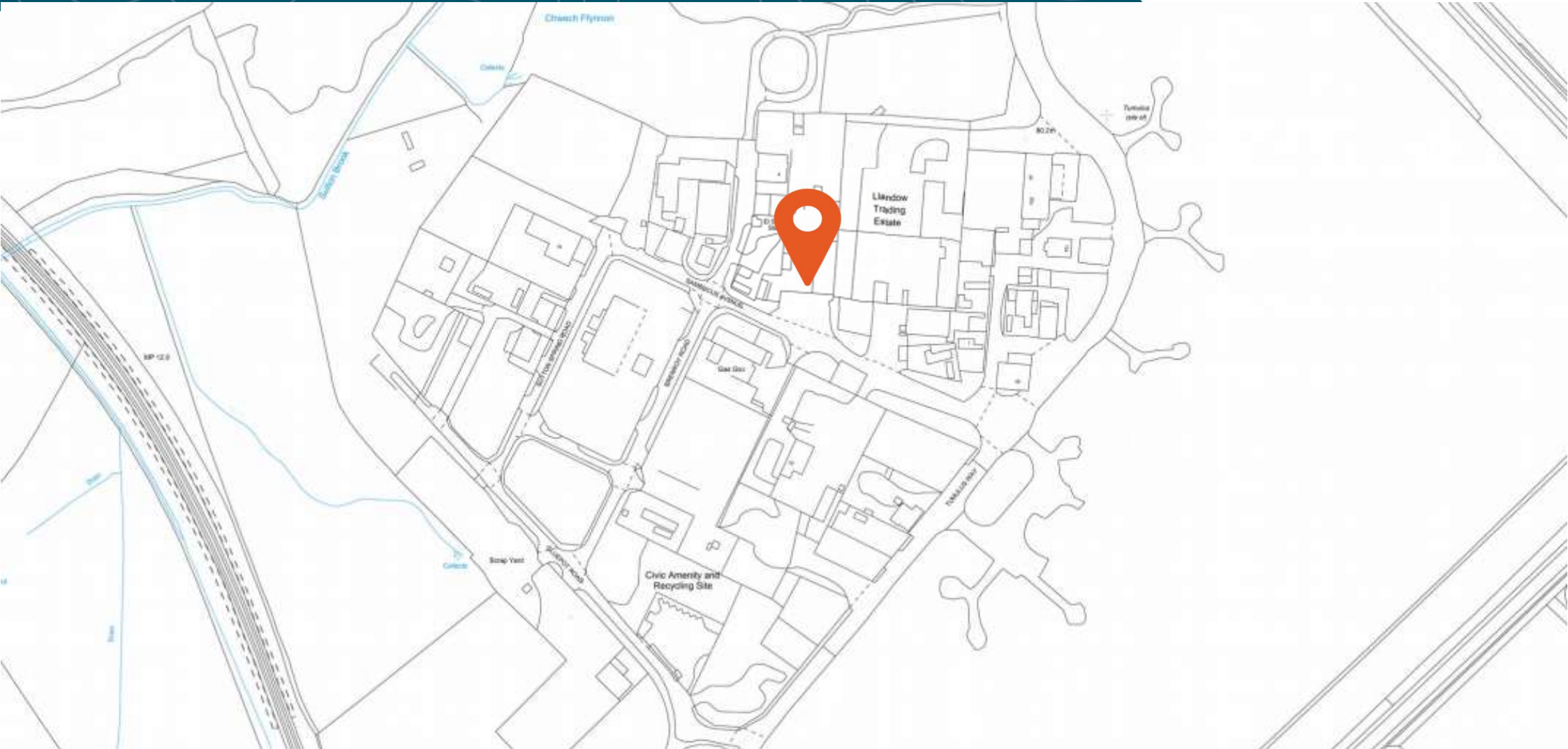
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