

TO LET

Secure, ring-fenced yard

Unit 16B, Bona Road, Llandow, Wales, CF71 7PB



- Next to Travis Perkins
- c. 25,000 sq.ft.
- Secure, ring fenced yard
- Suiting a range of uses

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Location

The property is located on Bona Road near to Llandow Trading Estate; approximately 3 miles south west of Cowbridge and 4 miles from St Athan within the prosperous Vale of Glamorgan.

Llandow Trading Estate is a vibrant, multi-let estate which 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

Unit 16b, is located on Bona Road to the north of Llandow Trading Estate, in close proximity to the newly constructed Orchard Business Park, Castell Business Park (formerly Harris Pye) and adjacent to the popular Travis Perkins depot. It occupies a highly visible aspect on Bona Road and enjoys substantial passing traffic going to Travis Perkins and to Castell Business Park.

This property comprises of a large, open yard with secure, perimeter fencing, double gated

entrance and single phase electricity. Its size and location makes it ideal for a number of uses including open/container storage, builders merchant, retailing, vehicle operations or such other use subject to planning.

Accommodation

Unit	SQM	SQFT
Yard	2,323	25,000
Total	2,323	25,000

Rates

The current Business Rates Valuation is £4,150 however 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

£12,000 per annum exclusive.

Terms

A new fully repairing and insuring lease is available, for a term of years to be agreed.

VAT

This property is not VAT registered.

Service Charge

An estate service charge is applicable. It is currently payable at £1,017.97 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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Contact:

George Iles

Property Assistant

T: 07841 922433

E: george.iles@brutonknowles.co.uk

Dorian Wragg FRICS RPR FNARA FRGS

Partner

T: 07338 103935

E: dorian.wragg@brutonknowles.co.uk

Gloucester office:

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

T: 01452 880000

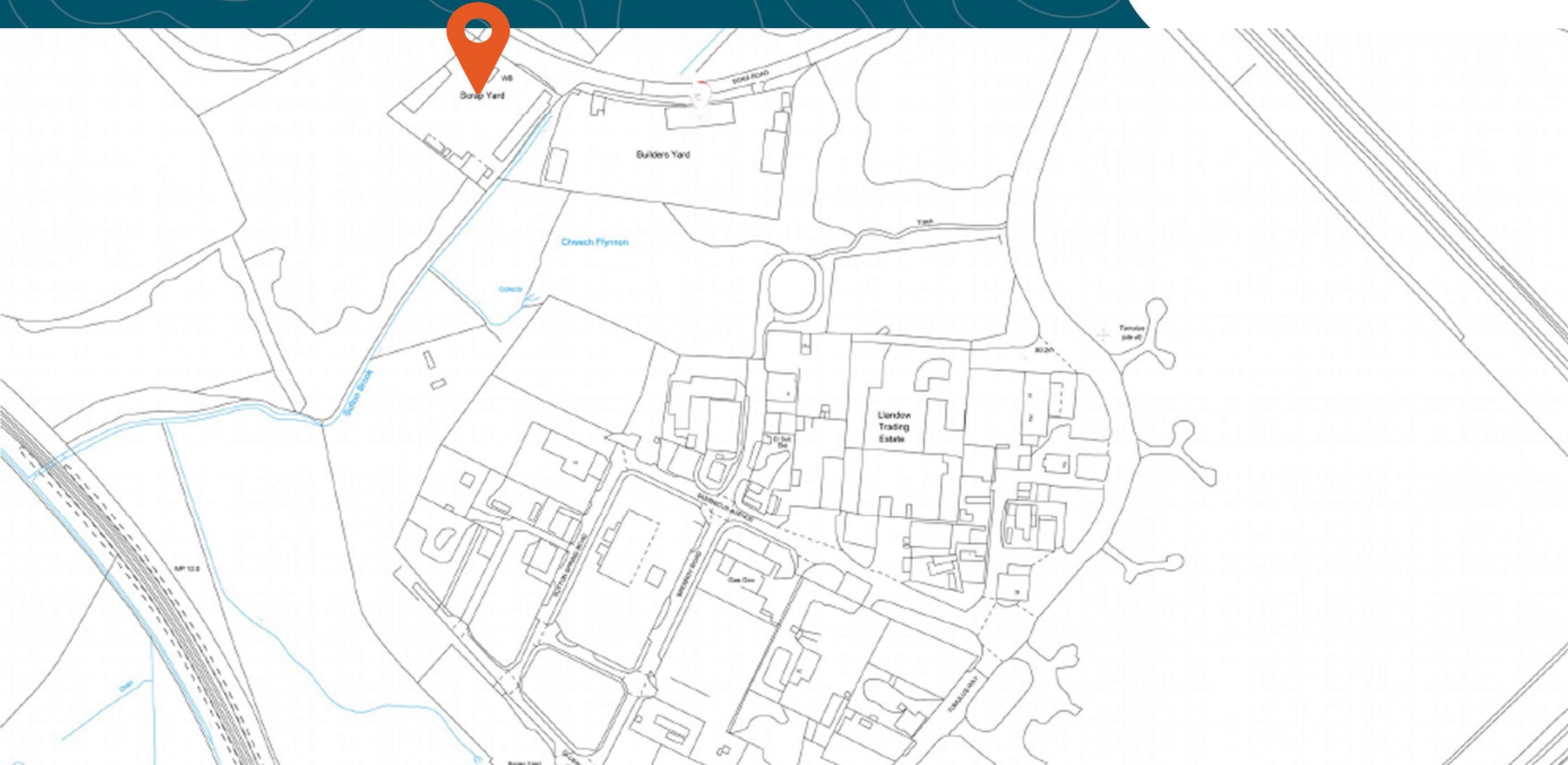


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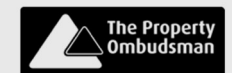
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

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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