

TO LET

Self contained commercial buildings in secure yard

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



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Location

The property is located on Bona Road at the front of Llandow Trading Estate circa 3 miles south west of Cowbridge. The property lies 1.5 miles from the A48 with Cardiff 10 miles east and Bridgend 6 miles north west. The unit is strategically located under 4 miles from St Athan within the prosperous Vale of Glamorgan.

Description

Unit 16A is located on Bona Road adjacent to the popular Travis Perkins depot, to the north of Llandow Trading Estate, in close proximity to the newly constructed Orchard Business Park and Castell Business Park (formerly Harris Pye). There are no restrictions on the operating times or days and this unit could be used 24 hours a day, 7 days a week.

This property comprises of a large, clear span commercial building currently used as a bodywork and spray shop with a net internal area of 40.13m x 7.65m totalling a gross internal area of approximately 359 sqm (3,864 sq ft), incorporating workshop, two offices, WC, kitchenette. The windows and the

entrance door are double glazed. The workshop interconnects with the offices internal or can also be accessed external via a full height, double width roller shutter door.

Ancillary to the main building is an open-sided, double height bunker that provides useful storage or industrial space with internal dimensions of 6.65m x 7.65m equating to circa 164m (1,765 sq ft)

The buildings are set within a fully secure, 2.4m pallisade ring fenced yard of approximately 1,500 sq m (16,146 sq ft) GEA, with double width entrance gates. The yard is hard cored with a concrete pad towards the rear of the buildings.

Accommodation

Unit	SQM	SQFT
Workshop & office	359	3,864
Open sided bunker	164	1,765
Yard	1,500	16,146

Business Rates

The current Business Rates Valuation is £10,250 and therefore the unit may qualify for Small Business Rates Relief. We recommend that any interested party make their own

enquiries with the Valuation Office Agency at; <https://www.gov.uk/correct-your-business-rates>

Services

The unit benefits from mains water and three phase electricity and its own cess pit.

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

This property is not VAT registered.

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.



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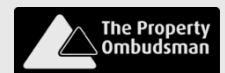
Unit 16B, Bona Road, Llandow, Wales, CF71 7PB



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