

TO LET

Modern Industrial/ Warehouse Units
Vale Business Park
Llandow
Cowbridge
CF71 7PF



- Immediately available 'To Let' on flexible lease terms. Modern industrial/warehouse units providing from 439.67 sq m (4731 sq ft) to 914.62 sq m (9841sq ft) GIA .
- Situated on the Vale Business Park, Near Cowbridge, Vale of Glamorgan, lying approximately 3 miles from Cowbridge, 8 miles from Bridgend and 18 miles from Cardiff via the A48 dual carriageway .
- The units are immediately available 'To Let' under terms of a new FRI Lease for a term of years to be agreed with tenant incentives such as a short rent free period and/or concessionary rental potentially available, subject to status.

Modern Industrial/ Warehouse Units

Vale Business Park, Llandow

Cowbridge

CF71 7PF

LOCATION

The units are located at Penllyn Way on the Vale Business Park near Llandow Vale of Glamorgan.

The Vale Business Park is a privately owned industrial estate and one of the principal estates serving the Vale of Glamorgan.

The estate is conveniently located lying just 2 miles or so off the A48 dual carriageway at Pentre Meyrick Cross with Cowbridge lying approximately 3 miles away, Bridgend approximately 8 miles to west and Cardiff approximately 18 miles to the east.

DESCRIPTION

Currently available are two modern industrial/warehouse units that can be made available either individually or combined.

Each unit is built to a modern design and specification around a steel portal frame with brick and blockwork to lower elevations and double insulated steel colour coated cladding to roof and upper elevations with the roof incorporating translucent light panels.

Unit 5 has the benefit of an internally constructed office/ancillary wing.

Unit 6 has the benefit of a purpose built office/ancillary wing to the front elevation and to the rear of the unit an internally constructed office/training room.

Both units have the benefit of mains water and 3 Phase electricity connected and are served by way of electrically operated roller shutter doors opening out onto a tarmac surfaced loading/unloading forecourt.

ACCOMMODATION

Unit 5

Industrial/warehouse space – 400.29 sq m (4,307 sq ft)
Office/ancillary space – 39.38 sq m (424 sq ft)

Total accommodation – 439.67 sq m (4,731 sq Ft)
GIA.

Unit 6

Industrial/warehouse space – 432.76 sq m (4,656 sq ft)
Office/ancillary space – 42.19sq m (454 sq ft)

Total accommodation – 474.95 sq m (5,110 sq Ft)
GIA.

TENURE

The units are immediately available 'To Let' either individually or combined under terms of a new FRI Lease for a term of years to be agreed.

RENTAL

Unit 5 - £16,500 per annum exclusive.

Unit 6 - £17,750 per annum exclusive.

BUSINESS RATES

To be advised.

EPC

Pending.

SERVICE CHARGE

Tenants to enter into the Estate Service Charge and security arrangements. Details on application.

VAT

VAT is payable on rent.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment only through
sole letting agents:

Messrs Watts & Morgan.

Tel: (01656) 644288

Email: commercial@wattsandmorgan.wales

Please ask for Dyfed Miles or Sara Magness

www.wattsandmorgan.wales

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