

TO LET

UNIT 39A VALE BUSINESS PARK, LLANDOW, COWBRIDGE, CF71 7PF

Mid-Terraced Workshop Plus Forecourt



- **Main Workshop/Ancillary 6,330 Sq.Ft. (588 Sq.M.)**
- ***Additional Mezzanine Stores 471 Sq.Ft. (44 Sq.M.)***
 - **Additional Offices Available On Request**
 - **Pleasant Secured Business Location**

Location (CF71 7PF)

Vale Business Park is located c. 3 miles south west of Cowbridge, a very busy and prosperous market town in the heart of the Vale of Glamorgan. The estate is 1.5 miles south of the A48 trunk road which links Cardiff approximately 10 miles east, to Bridgend, 6 miles north west.

The estate is strategically located less than 4 miles from the Aston Martin production facility at St.Athan. The estate is therefore an ideal location for suppliers, storage, and logistics operators.

Other occupiers on the estate include Days (Ford), Pioneer Pumps Ltd., and Top Stack



Description

The subject property is situated towards the eastern section of the estate and relatively close to the main estate entrance. It comprises a mid-terraced workshop benefitting from the following:

- Steel portal frame construction;
- Vehicle access loading door 4.00m.(h) x 4.40m.(w);
- Min. eaves height of 5.10m. rising to 6.3m.;
- Additional mezzanine floor storage area;
- Office/ancillary accommodation.

Accommodation (Gross Internal Areas)

	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.
Total GIA			6,330	588
<i>Inc.</i>				
Main Workshop	5,790	538		
GF Office/ancil.	540	50		

Additional first floor offices are available by request

Additional Mezzanine Storage Area

The property benefits from an additional mezzanine storage area within the main workshop of 471 sq.ft.

Mains Services

The unit benefits from the provision of 3 phase electricity, mains water, and drainage.

SUBJECT TO CONTRACT

MAY 2025

Energy Performance Certificate (EPC)

80 – Band D

User

This property is suitable for a variety of uses within Use Classes B1 (light industrial), B2 (general industrial) and B8 (storage & distribution).

Additional Office Space

If required additional ground and first floor offices are available upon request.

Business Rates (2023)

The property currently has a rates assessment of £19,750 (2023).

This equates to business rates payable of £11,066 pa. (2025/26) – *tenants are advised to make their own enquiries.*

Estate Service Charge

All occupiers contribute towards the on-site estate service charge which is calculated at 5% of the rent payable.

Estate Security

There is an 'out of hours' estate security service provided by the landlords.

Terms

The property is available on a new full repairing and insuring lease for a minimum term of 3 years (to be agreed).

Quoting Rent

Offers are invited in the region of **£26,000 pax.**

Further Assistance For Business

For further information please contact:

Welsh Assembly Government (Business Wales) on
03000 60 3000 www.businesswales.gov.wales

Vale Of Glamorgan Council on 01446 700 111
www.valeofglamorgan.gov.uk

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

For further information or to arrange an inspection please contact the sole letting agents:



Michael Bruce MRICS:
Mobile: 07920 144 603
michael@dlpsurveyors.co.uk

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