

Commercial

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Bideford Unit,
Penllyn Estate, Cowbridge,
Vale of Glamorgan, CF71 7FF
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Bideford Unit, Penllyn Estate

Rent on Application



Location

For Sat Nav users: Postcode CF71 7FF

The property is located on Penllyn Estate, in the historic town of Cowbridge.

Cowbridge is an affluent commuter town in the heart of the Vale of Glamorgan. Bridgend is located approximately 6 miles to the west and Cardiff is approximately 12 miles to the east. There is a main line railway station at Bridgend providing direct access to Cardiff and London. The city of Cardiff is also within reach via the A48 road or the M4 Motorway (Junction 35, Pencoed) which provides access to all of the major commercial centres in the region.

Description

Penllyn Estate comprises of a mix of industrial, office and storage units.

The property comprises a detached unit of steel portal frame construction, clad with steel profile metal under a pitched roof. The unit has a concrete floor and roof lights.

To the rear of the unit there is a drying floor, either to be removed by the landlord or to remain.

The estate has a good level of car parking and a communal loading/unloading area.

Accommodation

Bideford Unit

	sq.m	sq.ft
Unit	563.00	6,060
Total GIA	563.00	6,060

Please note all measurements are approximate and have been undertaken on a Gross Internal Area (GIA) basis.

Rent

Rent on Application.

Terms

A new full repairing and insuring lease for a term of years to be agreed.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

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

Rateable Value/Council Tax

Interested parties are advised to make their own enquiries with the Vale of Glamorgan Council in order to verify.

The business multiplier for Wales 2021/2022 is 0.535p in the pound.

EPC

EPC Rating - TBC.

The Energy Performance Certificate is available on request.

Viewing Arrangements

Strictly by appointment only through the sole letting agents.

Contact: James Mordecai

Tel: 02922 671555 / 01446 776385

Email: jamesmordecai@hrt.uk.com

Viewing strictly by appointment through Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.