

An exciting new development of flexible business space.

44 COMMERCIAL UNITS
FROM 130 sq.m
(1,399 sq.ft) SUPPLIED
IN 2 PHASES (TBC)

Exclusively marketed by

BRINSONS

The latest development by



ORCHARD BUSINESS PARK
Bona Road | Llandow | CF71 7PB

Development Overview

Orchard Business Park is new development of 6 terraces of units, comprising of 44 units within a landscaped environment.

The estate offers a clear open space and includes on-site amenities with the possible inclusion of a cafe.

Each unit offers ground floor accommodation only, although the building design provides the ability for occupiers to create additional first floor accommodation.

The gross internal area of each unit is 130 sq.m. (1,399 sq.ft).



Development Highlights

- Ideal B1, B2 & B8 starter units
- 3-phase power
- Secure & easy access
- Dedicated parking
- Car charging facilities
- Multiple units available



Illustrative purposes

ORCHARD BUSINESS PARK



Location

The Orchard Business Park is an exciting new commercial development located approximately 3 miles South West of Cowbridge, the very busy and prosperous market town in the heart of the Vale of Glamorgan.

The business park is situated only 1.5 miles south of the main A48 trunk road linking Cardiff to Bridgend, and located just off the B4270 which links Cowbridge to Llantwit Major and St Athan.

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

Other major occupiers in the immediate locality include Travis Perkins (building merchants), DG Weaver (Ford dealership), Blendini Motorsport and Llandow Race Circuit.



By Road

Llantwit Major 1.5 miles
A48 3.5 miles
Cowbridge 4 miles
Bridgend 8 miles
Cardiff 21 miles
Swansea 27 miles

Nearest Train

Llantwit Major 1.5 miles
Bridgend 5 miles
Cardiff 10 miles

Nearest Airport

Cardiff Airport 9 miles
Bristol Airport 67 miles



Location Plan

TRAVIS PERKINS



BLENDINI MOTORSPORT

VALE BUSINESS PARK



LLANDOW TRADING EST

LLANDOW RACE CIRCUIT



Phasing Programme

The Orchard Business Park will be constructed in 2 phases.

Please enquire early if multiple units are sought. We expect a high demand and will allocate units on a first come-first serve basis.

Phase 1 (2024-2025)

BLOCK A

8 x 130sqm units - 1040sqm / 11192 sq.ft total

BLOCK B

6 x 130sqm units - 780sqm / 8394 sq.ft total

BLOCK C

7 x 130sqm units - 910sqm / 9793 sq.ft total

Phase 2 (TBC)

BLOCK D

8 x 130sqm units - 1040sqm / 11192 sq.ft total

BLOCK E

7 x 130sqm units - 910sqm / 9793 sq.ft total

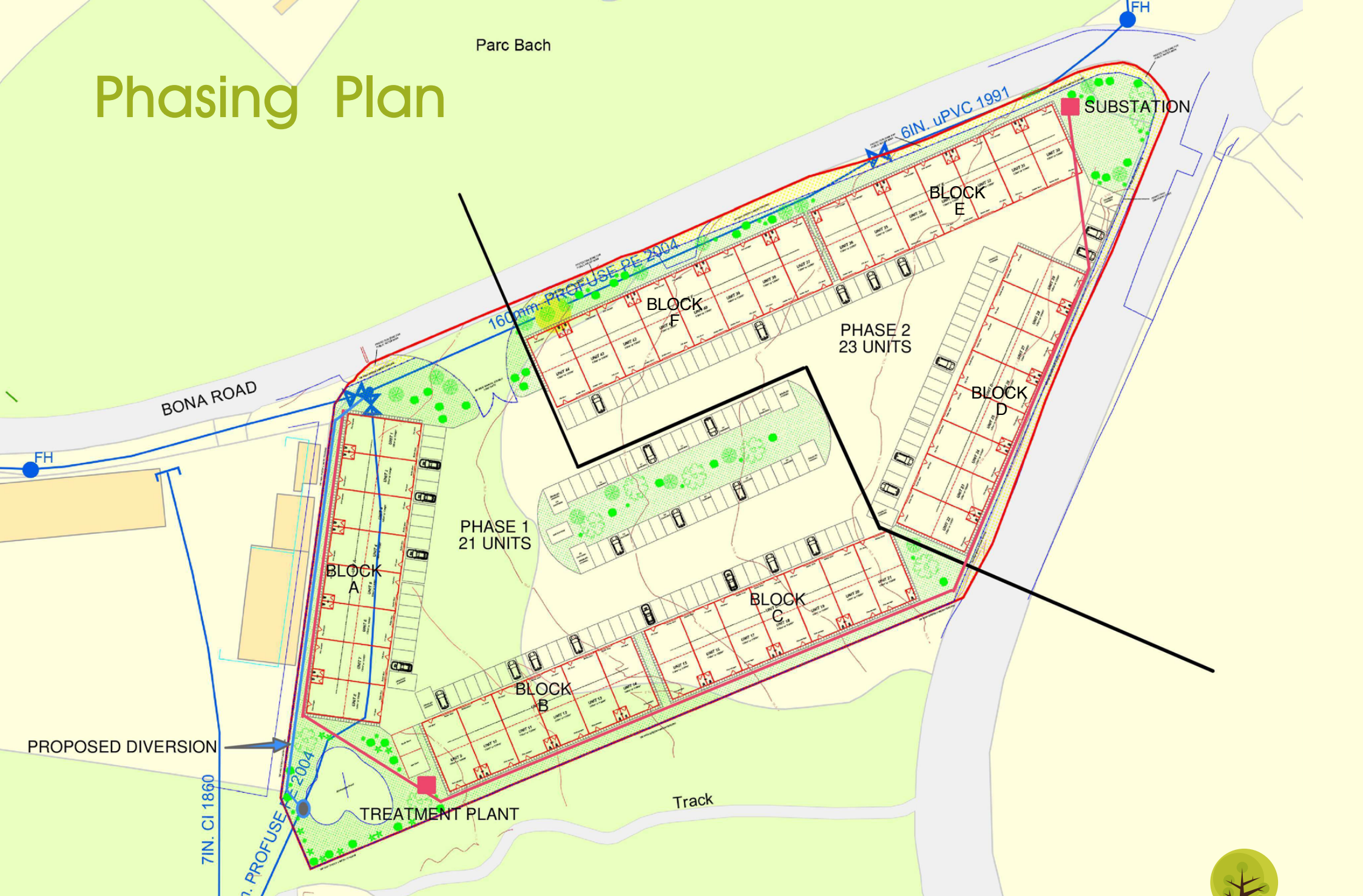
BLOCK F

8 x 130sqm units - 1040sqm / 11192 sq.ft total



Phasing Plan

Parc Bach



BONA ROAD

PROPOSED DIVERSION

7IN. CI 1860

7. PROFUSE PE 2004

TREATMENT PLANT

Track

PHASE 2
23 UNITS

PHASE 1
21 UNITS

BLOCK A

BLOCK B

BLOCK C

BLOCK F

BLOCK E

BLOCK D

SUBSTATION



Proposal

PLANNING USE

Orchard Business Park is striving to attract good, clean occupiers and is to benefit from B1 and B8 planning consent under the Town and Country Planning (Use Classes) Order 1987. As such they are suitable for a range of office, light industrial uses.

Other uses might be considered by the vendors/landlords but may also require a Change of Use application to the local planning authority.

TERMS

First phase (21 units, blocks A, B, C) initially for sale via a 999 year ground lease at a peppercorn rental.

Lease terms for a minimum period of 5 years might be considered for phase 2 (23 units, blocks D, E, F).

SERVICE CHARGE

All occupiers will contribute towards an estate service charge for the maintenance and management of common parts of the estate.

SPECIFICATION

- Steel portal frame construction
- Minimum eaves of 5.5m
- Full height roller shutter door
- Single wc facility
- Dedicated and communal parking
- Benches & communal areas

ACCOMMODATION

Orchard Business Park will comprise of 6 separate terraces of units, in 2 phases. Blocks A, B, C (21 units) built first, with Block D, E, F (23 Units) built next.

SERVICES

Each unit to benefit from the following:

- 3 phase electricity supply to distribution board
- Mains water supply
- Telecommunications provided but not connected
- Separate meters



Terms

LEGAL COSTS

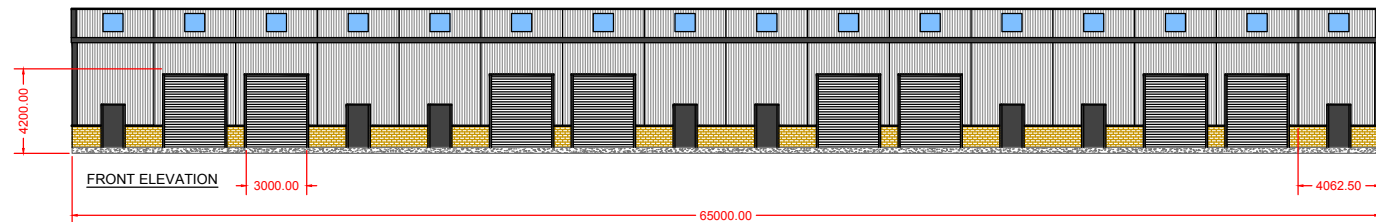
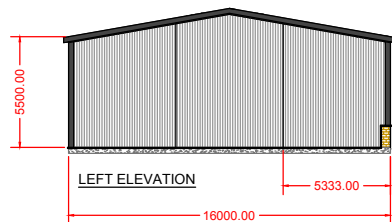
Each party will be responsible for their own legal costs.

BUSINESS RATES

Each unit is to be separately assessed for business rates upon completion. The incoming tenants will be responsible for the payment of Local Authority Business Rates that may be levied on a building within their occupation.

BUSINESS SUPPORT

For further information please contact the Welsh Government (Flexible Support for Business on 03000 60 3000, www.gov.wales or Vale of Glamorgan County Borough Council on 01446 700 111 www.valeofglamorgan.gov.uk



EPC

Energy Performance Certificates will be provided once the development of Orchard Business Park has been completed.

VAT

VAT will be charged on all costs.

LEGAL COSTS

Each party will be responsible for their own legal costs.

FURTHER INFORMATION

For further information on the availability of units at Orchard Business Park and to arrange viewings, please contact the agents.





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