



## Unit 4 Vale Business Park

Llandow, Cowbridge CF71 7PF

£25,000 Per Annum

HARRIS & BIRT



An opportunity to lease a secure industrial unit along with yard space extending to a total of approximately 0.44 acres. The property is located within the well established Vale Business Park and benefits from prominent position. Easy access to main roads like A48 and subsequently the M4 motorway, brings major centres within easy commuting distance including Cowbridge, Bridgend, Port Talbot, Cardiff and Swansea.

#### Location

Vale Business Park is a well established estate located a short distance from the market town of Cowbridge and approximately 8 miles from Junction 35 of M4 Motorway providing easy access to major centres including Bridgend, Swansea and Cardiff.

#### Directions

From our offices at 65 High Street, Cowbridge continue along Westgate Street and take the left hand turn on Llantwit Major Road. At the T junction turn left continuing along Llantwit Major Road until you reach the Nash Manor crossroads. Turn left and after a short distance along turn right and then immediately left into Vale Business Park. At the T junction turn right and at the next junction, turn left and the property will be on your right hand side. What3words location: ///intervene.neater.vibes

#### Description

The property comprises a detached industrial warehouse/office unit together with a secure yard to side and extends to approximately 0.44 acres (0.18 ha) in total. Internally, the unit benefits from warehouse area together with ancillary facilities and office space. The yard is a level surfaced rectangular space securely fenced with steel palisade. The site includes generous parking area to front and is suitable for a variety of workshop, industrial and storage uses.

#### Accommodation

From measurements taken on site, we have calculated the following approximate floor areas. All areas on a Gross Internal Area basis:-

Warehouse Unit - 354.66 sqm (3,817 sqft)

Yard - 0.293 acres (approx)

#### Services

We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing. The property benefits from mains electricity and water. Oil heating. We understand that a modest estate service charge will be payable.

#### Business Rates

We have made online enquiries of the Valuation Office who confirm the following Rateable Value:

Rateable Value (April 2023 to present) - £5,700

Uniform Business Rate 2024/25: 0.562

Gross Rates Payable: £3,203.40

We advise all interested parties should make their own enquiries with the Valuation Office Agency and Local Authority in this regard. We understand that the property may qualify for an element of Business Rate Relief under the Welsh Government Funded Rates Relief Scheme. We recommend any parties to confirm prior to any transaction completing.

#### EPC Rating

EPC Rating D.

#### Planning

The unit is understood to benefit from B1, B2 & B8 planning uses although any prospective purchaser would need to make their own enquiries of the Vale of Glamorgan Planning Department.

#### Rental Terms

The entire property is available to let on a new lease at a rent of £25,000 per annum, on a new lease on terms to be agreed.

#### VAT

All rents quoted are exclusive of VAT if applicable.

#### Health & Safety

Due to the nature of the property, neither the seller nor agent are responsible for the safety of those viewing. All those viewing the property do so at their own risk.

#### Anti Money Laundering

As part of our obligations under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documentation required.

#### Viewing Appointments

All viewings to be arranged for daylight hours and by appointment only through the sole agents.

#### All Enquiries

Harris & Birt Chartered Surveyors

65 High Street

Cowbridge

Vale of Glamorgan

CF71 7AF

Tel: 01446 771777

Email: [commercial@harrisbirt.co.uk](mailto:commercial@harrisbirt.co.uk)

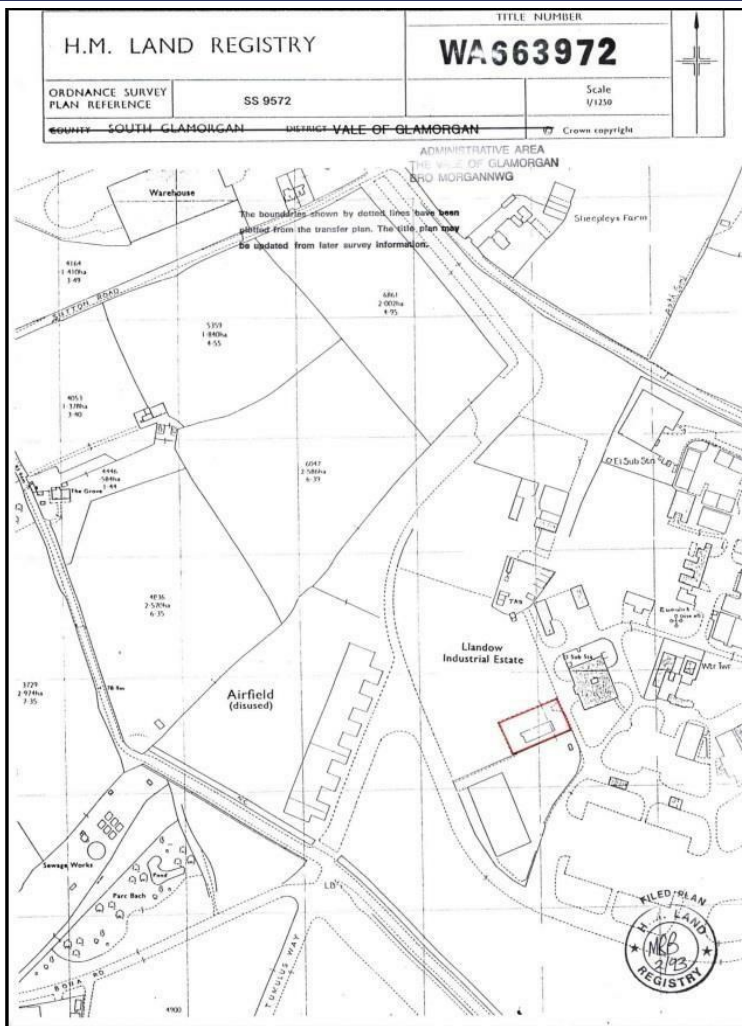
Contact: Richard T Harris BSc (Hons) MRICS or Kelly Lakin BSc (Hons)

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# HARRIS & BIRT

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

