

## Commercial

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FOR LET

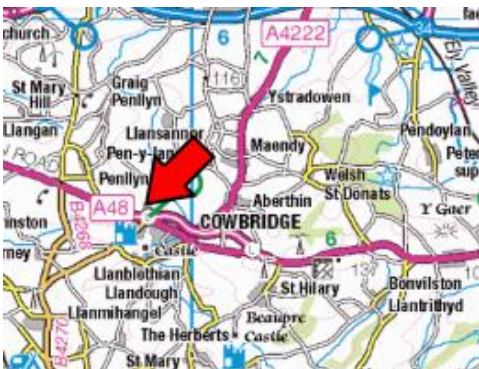
Unit 1, Appledore,  
Penllyn Estate, Cowbridge, Vale of  
Glamorgan, CF71 7FF

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# Unit 1, Appledore, Penllyn Estate, Cowbridge, CF71 7FF

Quoting Rent **£7,500 Per Annum Exclusive**



## 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 semi-detached unit of blockwork and 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 are office and kitchen facilities.

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

## Accommodation

Unit 1, Appledore

	sq.m	sq.ft
Unit	71.27	767
<b>Total GIA</b>	<b>71.27</b>	<b>767</b>

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

## Rent

Rent on Application.

## Tenure/Terms

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

## Service Charge

A service charge will be levied to cover communal maintenance of services such as the primary access roads, security, washrooms, water and signage.

## Anti-Money Laundering (AML) Regulations

The successful tenant will be required to provide relevant Information to satisfy the agents AML statutory requirements when Heads of Terms are 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.

2024/2025 Rateable Value is £2,350 per annum.

The business multiplier for Wales 2024/2025 is 0.562p in the pound.

## EPC

EPC Rating - TBC.

The Energy Performance Certificate is available on request.

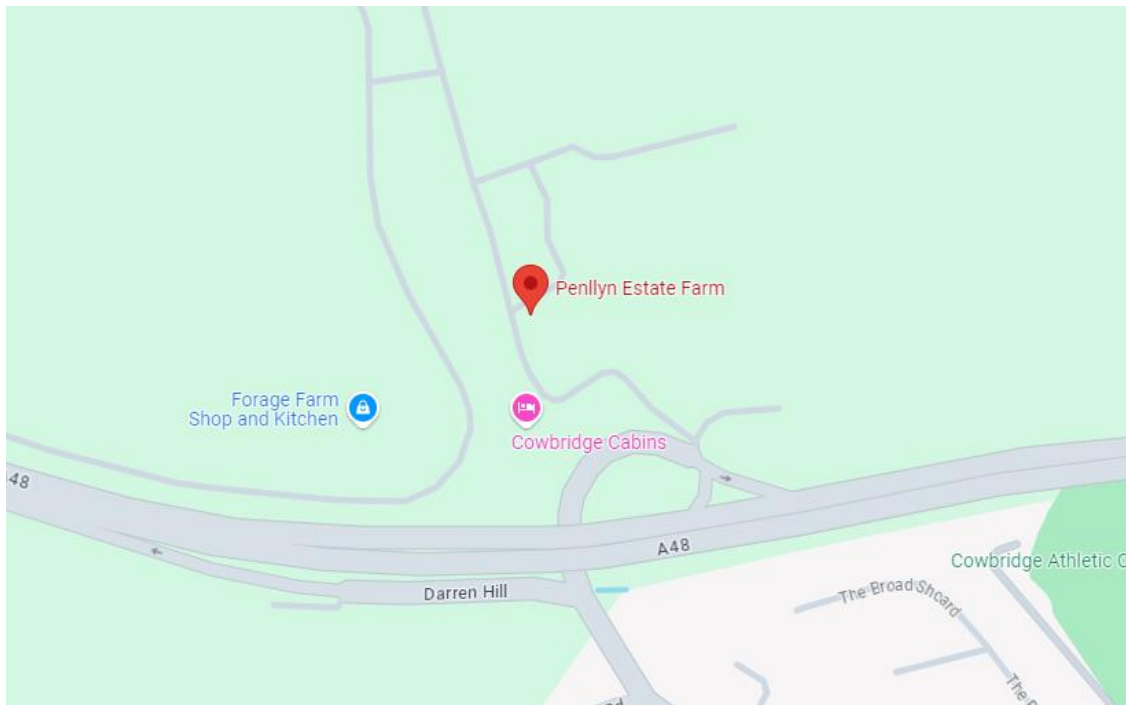
## Viewing Arrangements

Strictly by appointment only through the sole letting agents.

Contact: James Mordecai

Tel: 02922 671555 / 01446 776385

Email: jamesmordecai@hrt.uk.com



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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.