

Commercial

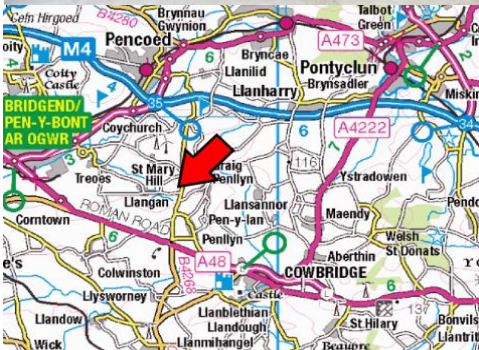
**hrt**  
herbert r thomas

Unit 4B,  
Westwinds  
Business Park,  
Llangan, Vale of Glamorgan,  
CF35 5DR  
[hrt.uk.com](http://hrt.uk.com)



# Unit 4B, Westwinds Business Park

Annual Rental of **£17,000**



## Location

For Sat Nav users: Postcode **CF35 5DR**

The property is located within the Westwinds Business Park, Llangan.

Llangan is situated on the B4270 between Pencoed and Pentre Meyrick providing good access to both Bridgend and Cowbridge.

Bridgend town centre is approximately 5 miles from the subject property. Cowbridge is an historic market town situated off the A48 and is approximately 3 miles from Westwinds Business Park.

It is directly served by Junction 35 and 36 of the M4 and is situated equidistant between Cardiff, 22 miles to the east and Swansea, 23 miles to the west.

## Description

Westwinds Business Park comprises of a mix of modern industrial/warehouse and business units.

The unit is a brick/block work construction, clad with steel profile metal under a pitched roof. The unit has a concrete floor with a shop front behind electric roller shutters. The unit is security alarmed and comprises two offices, mezzanine level, kitchen and W.C. facilities.

Externally, the estate has a good level of car parking and a communal loading/unloading area.

## Accommodation

### Unit 4B

	sq.m	sq.ft
Unit	178	1,916
<b>Total NIA</b>	<b>178</b>	<b>1,916</b>

Please note all measurements are approximate and have been undertaken on a Net Internal Area (NIA) basis

## Rent

£17,000 per annum.

## 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.

2024/2025 Rateable Value is £13,000 per annum.

The business multiplier for Wales 2024/2025 is 0.56p 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

Contact: Will Gamlin  
Tel: 02922 671555  
Email: williamgamlin@hrt.uk.com

Viewing strictly by appointment through Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

Commercial

**hrt**  
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,  
**01446 772911**  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

**hrt** Est. 1926 **RICS**

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.