

Commercial

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Unit 2, 4B & Unit 3
Westwinds
Business Park,
Llangan, Vale of Glamorgan,
CF35 5DR
hrt.uk.com



Unit 2, 4B & Unit 3 Westwinds Business Park, CF35 5DR



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 units are a brick/block work construction, clad with steel profile metal under a pitched roof. The units have a concrete floor, suspended ceiling, behind electric roller shutters. Internally, the units are sub divided into a main workshop/store area, office and WC facilities, strip lights and power and data points throughout. Unit 3 & 4B have 3 phase electric.

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

Accommodation

Westwinds Business Park

	sq.m	sq.ft
Unit 2	125	1,344
Unit 4B	191	2,064
Unit 3	192	2,067

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

Rent

Unit 2	£12,600 per annum
Unit 4B	£16,000 per annum
Unit 3	£13,750 per annum

Terms

A new full repairing and insuring lease for a term of five (5) years to be agreed.

A 6-month rental bond will be required

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.

Unit 2	2025/2026 Rateable Value is £8,500
Unit 4B	2025/2026 Rateable Value is £13,000
Unit 3	2025/2026 Rateable Value is £8,500

The business multiplier for Wales 2025/2026 is 0.568p in the pound.

EPC

EPC Rating - Unit 2 (D), Unit 3 (D), 4B (C)

The Energy Performance Certificate is available on request.

Viewing Arrangements

Strictly by appointment only through the sole letting agents.

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

Viewing strictly by appointment through
Herbert R Thomas

hrt.uk.com

Commercial

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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.