

Commercial

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herbert r thomas

Unit 2 Chorely,  
Penllyn Estate, Cowbridge,  
Vale of Glamorgan, CF71 7FF  
[hrt.uk.com](http://hrt.uk.com)



## Unit 2, Penllyn Estates, Cowbridge, CF71 7FF

Annual Rental of **£9,000**



### Location

**For Sat Nav users: Postcode CF71 7RL**

The property is prominently located In Penllyn, near 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, roof lights and strip lighting. The estate has a good level of car parking and a communal loading/unloading area.

### Accommodation

Penllyn Barn, Cowbridge

|                  | sq.m         | sq.ft      |
|------------------|--------------|------------|
| Unit             | 65.49        | 705        |
| <b>Total GIA</b> | <b>65.49</b> | <b>705</b> |

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

### Rent

£9,000 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.

2025/2026 Rateable Value is £2,500 per annum.

The business multiplier for Wales 2025/2026 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: Will Gamlin  
Tel: 02922 671553  
Email: [williamgamlin@hrt.uk.com](mailto:williamgamlin@hrt.uk.com)

Contact: James Mordrcal  
Email: [jamesmordecai@hrt.uk.com](mailto:jamesmordecai@hrt.uk.com)  
Tel: 02922 671553

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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.