

# TO LET – Hard surfaced, fully secure yard circa 1.3 acres

Unit 11, Benroy Road, Llandow Trading Estate, Llandow, CF71 7PB

**BK** Bruton Knowles  
est. 1862



- Approximately 55,626 sq ft or 1.30 acres
- High quality security fencing and gates.
- Suitable for a range of uses.
- Serviced with mains water and electricity.



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Bruton Knowles LLP, Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF  
01452 880000

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## LOCATION

The property is located on Tumulus Way on Llandow Trading Estate approximately 3 miles south west of Cowbridge and 4 miles from the Aston Martin at St Athan within the prosperous Vale of Glamorgan.

The estate benefits from strong transport links with Cardiff 10 miles to the east and Bridgend 6 miles to the north west accessed via the A48 trunk road and the M4 motorway.

## DESCRIPTION

Llandow Trading Estate is made up of approx. 27 acres of commercial buildings and compounds with a range of different occupiers including Travis Perkins, Harris Pye and the Vale of Glamorgan Council.

The property comprises a hard standing yard constructed by Handygas as a gas storage facility. The yard is ring fenced in high quality, palisade fencing and double-leaf palisade gates.

The yard itself is layed to concrete with two small former pump rooms which have been decommissioned and may be used for other uses subject to planning. The yard is fully serviced with mains water and electricity.

## EPC

Not applicable

## ACCOMMODATION (NIA)

AREA	SQ M	SQ FT
Yard	5,134	55,626
<b>Total</b>	<b>5,134</b>	<b>55,626</b>

## RATES

We understand that the rateable value of this property is being reassessed.

We do however recommend that any interested party make their own enquiries with the Valuation Office Agency at; <https://www.gov.uk/correct-your-business-rates>

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

## TERM

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

## RENT

£20,000 per annum exclusive.

## SERVICE CHARGE

There is an estate service charge levied. Further details are available on request.

## VIEWING

By appointment only with the letting agent Bruton Knowles. Please contact:

Dorian Wragg – [Dorian.wragg@brutonknowles.co.uk](mailto:Dorian.wragg@brutonknowles.co.uk)

Phoebe Harmer – [Phoebe.harmer@brutonknowles.co.uk](mailto:Phoebe.harmer@brutonknowles.co.uk)

Or Bruton Knowles direct on: 01452 880000

## FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch on the contact details provided.

*Subject to Contract June 2023*



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