



Commercial

hrt
herbert r thomas

incorporating
**rawlins
& madley**

TO LET - Units 1, 2 and 16
Llanilid Court,
Pencoed Technology Park,
Pencoed, Bridgend
CF35 5HQ

hrt.uk.com

Units 1, 2 and 16 Llanilid Court,
Pencoed Technology Park,
Pencoed, Bridgend
CF35 5HQ

Asking Rent:
£20,000pa per unit



Location

For Sat Nav users: Postcode CF35 5HQ

The property is situated 4 miles to the west of Bridgend and adjacent to the M4 motorway (junction 35).

Access to the M4 is via Felindre Meadows. Cardiff is located some 20 miles to the east and Swansea some 22 miles to the west.

Rail links to London via Bridgend. Cardiff International Airport is a 20 minute drive away.

Description

Three units in a terrace of similar units offered to a shell finish for occupier fit out. Roller shutter door access and a pedestrian access. Three phase power supply and a minimum eaves height of 6m.

Two parking spaces provided with each unit.

Accommodation

Each Unit has a GIA of : 120.03 Sq.M. (1,292 Sq.Ft.)

Services

It is understood that all main services (except gas) are available to the property.

A three-phase electricity supply is connected to each unit.

All interested parties must satisfy themselves regarding the location and capacity of all services and sewers, and their adequacy to serve the property.

Rent

£20,000 per annum per unit. Available as a whole or individually.

Terms

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

Anti-Money Laundering (AML) Regulations

Ingoing tenants will be required to provide relevant Information to satisfy the agents AML statutory requirements when Heads of Terms are agreed.

VAT

All figures quoted are exclusive of VAT.

The Landlord has elected to charge VAT on the passing rent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Rateable Value

Awaiting assessment

Interested parties are advised to make their own enquires to the Vale of Glamorgan Council Business Rates Department.

EPC

Unit 1: EPC Rating A10

Unit 2: EPC Rating A10

Unit 16: EPC Rating A11

Copies of EPC Certificates can be provided upon request.

Viewing Arrangements

Strictly by appointment only through the sole selling agents.

Contact: James Mordecai

Tel: 02922 671555

Email: jamesmordecai@hrt.uk.com

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11-12 Jellicoe Court, Atlantic Wharf,
Cardiff, CF10 4AJ
02922 671555
sales@hrt.uk.com

hrt Est. 1926



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.