

TO LET

UNIT 46 VALE BUSINESS PARK, LLANDOW, COWBRIDGE, CF71 7PF

Detached Workshop With Offices



- Total GIA 9,584 Sq.Ft. (890 Sq.M.)
- Main Workshop/Warehouse 5,456 Sq.Ft. (507 Sq.M.)
 - Good Loading & Car Parking Facilities
 - Popular Business Location

Location (CF71 7PF)

Vale Business Park is located c. 3 miles south west of Cowbridge, a very busy and prosperous market town in the heart of the Vale of Glamorgan. The estate is 1½ miles south of the A48 trunk road which links Cardiff approximately 10 miles east, to Bridgend, 6 miles north west.

The estate is strategically located less than 4 miles from the Aston Martin production facility at St.Athan. The estate is therefore an ideal location for suppliers, storage, and logistics operators.



User

This property is suitable for a variety of uses within Use Classes B1 (light industrial), B2 (general industrial) and B8 (storage & distribution).



Business Rates (2023)

The property currently has a rates assessment of £23,000 (2023). This equates to business rates payable of **£13,064 pa.** (2023/24) – *tenants are advised to make their own enquiries.*

Terms

The property is available on a new full repairing and insuring lease for a minimum term of 3 years (to be agreed).

Quoting Rent

Offers are invited in the region of **£38,000 pax.**

Estate Service Charge

All occupiers contribute towards the on-site estate service charge which is calculated at **5%** of the rent payable.

Estate Security

There is an 'out of hours' estate security service provided by the landlords. Current charges applicable to this unit are c. **£3,665 pa.**

Further Assistance For Business

For further information please contact:

Welsh Assembly Government (Business Wales) on 03000 60 3000
www.businesswales.gov.wales

Vale Of Glamorgan Council on 01446 700 111
www.valeofglamorgan.gov.uk

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

For further information or to arrange an inspection please contact the joint agents:



Michael Bruce MRICS:
Mobile: 07920 144 603
michael@dipsurveyors.co.uk

Description

The subject property is situated towards the south-eastern edge of the estate and backs onto the B4270 which links Llantwit Major to Cowbridge and the main A48.

The unit comprises a detached workshop unit with extensive ground an first floor ancillary accommodation and benefits from the following:

- Steel portal framed property;
- 1x. electrically operated loading door – 4.0m. x 5.0m;
- Min. eaves height of 4.75m. rising to 5.8m.;
- Extensive ground & first floor office/ancillary accommodation;
- Good loading area;
- Additional front side car parking;
- Separate side reception.

Accommodation (Gross Internal Areas)

	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.
Total GIA			9,584	891
<i>Inc.</i>				
Main Workshop	5,456	507		
GF Office/Ancil.	1,863	173		
FF Office/Ancil.	1,812	168		

Mains Services

The unit benefits from the provision of 3 phase electricity, mains water, and drainage.

Energy Performance Certificate (EPC)

To be re-assessed.

SUBJECT TO CONTRACT

JANUARY 2026

IMPORTANT MESSAGE

DLP Surveyors Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information herein (whether text, plans or photographs) is given in good faith but should not be relied upon as being a statement of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any facilities are in good working order. 4. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.