

TO LET – Industrial building and secure yard

Unit 37, Tumulus Way, Llandow Trading Estate, Llandow, CF71 7PB

BK Bruton Knowles est. 1862



- Industrial building of circa 2,112 sq ft
- Fully self-contained.
- Mezzanine floor
- Secure, fenced yard – 3,230 sq ft.
- Suitable for a range of uses.

TO LET – Industrial building with secure yard

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

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 steel portal framed, purpose built industrial building with a concrete floor, inspection pit and 20% roof lights. The building includes a mezzanine floor which provides kitchen, WC, shower and office areas. Externally, the yard wraps around the building and benefits from two separated gated entrances. The unit is wind and watertight and benefits from good eaves height. The property has been recently used as a garage but would suit a range of commercial uses.

EPC

To be confirmed

ACCOMMODATION (NIA)

AREA	SQ M	SQ FT
Building	157.96	1,700
Mezzanine	38.25	412
Yard	300	3,230
Building Total	196.21	2,112

RATES

We understand this property currently has two separate Business Rate Assessments. The Rateable Values as at 1st April 2023 are:

Buildings: current rateable value £6,900

Yard: current rateable value £2,175

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

£10,000 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

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



TO LET - Detached Unit with Secure Yard

Unit 37, Tumulus Way, Llandow Trading Estate, Llandow, CF71 7PB



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

Dorian Wragg
07738 103935
dorian.wragg@brutonknowles.co.uk