

Watts & Morgan

TO LET



£21,950 P.A

Unit 6 Penllyne Way, Vale Business Park CF71 7PF

- Immediately available To Let on flexible lease terms a modern industrial/warehouse unit providing approximately 475sq.m (5110sq.ft) GIA
- Situated on the Vale Business Park, Near Cowbridge, Vale of Glamorgan lying approximately 3 miles from Cowbridge, 8 miles from Bridgend and 18 miles from Cardiff via the A48 dual carriageway
- The unit is immediately available To Let under terms of a new FRI Lease for a term of years to be agreed with tenant incentives such as a short rent free period and/or concessionary rental potentially available, subject to status

Location

The unit is located at Penllyn Way on the Vale Business Park near Llandow, Vale of Glamorgan.

The Vale Business Park is a privately owned industrial estate and one of the principal estates serving the Vale of Glamorgan.

The estate is conveniently located lying just 2 miles or so off the A48 dual carriageway at Pentre Meyrick Cross with Cowbridge lying approximately 3 miles away, Bridgend approximately 8 miles to the west and Cardiff approximately 18 miles to the east.

Description

Currently available is a modern mid-terraced industrial/warehouse unit that is built to a modern design and specification around a steel portal frame with brick and blockwork to lower elevations and double insulated steel colour coated cladding to roof and upper elevations with the roof incorporating translucent light panels.

The unit has the benefit of a purpose built office/ancillary wing to the front elevation and to the rear of the unit an internally constructed office/training room.

The unit has the benefit of mains water and 3-phase electricity connected and is served by way of electrically operated roller shutter doors opening out onto a tarmac surfaced loading/unloading forecourt.

Accommodation

Industrial/Warehouse space – 432.76sq.m (4656sq.ft)
Office/Ancillary space – 42.19sq.m (454sq.ft)
Total Accommodation – 474.95sq.m (5110sq.ft) GIA

Tenure

The unit is immediately available To Let under terms of a new FRI Lease for a term of years to be agreed.

•NB

Unit 5 Vale Business Park immediately adjacent and providing 434sqm (4731sqft) is available To Let and also combined with Unit 6 would provide in total 909sqm (9841sqft) GIA of accommodation.

Rental

£21,950 per annum exclusive

Business Rates

To be advised.

EPC

Energy Rating - Band B

Service Charge

Tenant to enter into the Estate Service Charge and security arrangements. Details on application.

VAT

VAT is payable on rent.

Legal Costs

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

Anti Money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Viewing

Strictly by appointment only through sole letting agents:



Bridgend

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