

TO LET – Fully secure, ring-fenced yard

Unit 44, Tumulus Way, Llandow Trading Estate, Llandow, CF71 7PB

BK Bruton Knowles

est. 1862



- Prominent position
- Secure, hard cored yard
- Suitable for a variety of commercial uses.
- Approximately 1,740 sq m/ 18,738 sq ft.

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Bruton Knowles LLP, 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 a large, ring-fenced yard prominently located on the junction of Tumulus Way and Sambucus Avenue. The yard is constructed with a hard-core base with secured double leaf access gates on to Tumulus Way.

There are no services currently supplied to the property.

This recently vacated yard would be suitable for a range of commercial uses including machinery storage, builder's yard, or similar uses.

EPC

Not applicable.

ACCOMMODATION (NIA)

AREA	SQ M	SQ FT
Yard	1,740	18,738
Total	1,740	18,738

RATES

We understand the Rateable Values as at 1st April 2023 is:

The current rateable value is £5,900.

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

£8,500 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

Phoebe Harmer – 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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07738 103935
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