

BRINSONS

****Deposits Now Taken - Phase 1 (Blocks A, B, C)****



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FOR SALE / MAY LET

**PHASE 1 - ORCHARD BUSINESS PARK
BONA ROAD,
LIANDOW,
CF71 7PB**

- Forming part of 'Phase 1' in an exciting new industrial development.
- Phase 1 comprises three terraces of new build industrial, totalling 21 industrial units, with dedicated car parking provisions.
- Gross Internal Area of each unit is 130 sq.m. (1,399 sq.ft).
- Units to be sold individually or collectively, subject to requirement.
- Specification includes a minimum eaves of 5.5m, 3-phase power, communal outside areas, and B1, B2 & B8 planning use.
- Units available July 2026.

PRICE - £199,995 EXCLUSIVE

BRINSONS COMMERCIAL

Call 02920 867711 or email caerphilly@brinsons.co.uk to view this property

LOCATION

Orchard's Business Park is an exciting new industrial development and is located approximately 3 miles South West of Cowbridge. The business park is situated 1.5 miles south of the main A48 trunk road linking Cardiff to Bridgend, and located just off the B4270, which links Cowbridge to Llantwit Major and St Athan.

DESCRIPTION

Phase 1 of Orchard's Business Park will comprise three terraces of new build industrial, totalling 21 units, each with dedicated car parking provisions. The specification of each unit will include B1, B2 & B8 planning use, 3-phase power, and a minimum eaves height of 5.5m. The site will also all provide a secure gated entrance, with communal car charging facilities and landscaped areas.

Each terrace will front a landscaped environment, offering ample outside amenity space.

ACCOMMODATION

Phase 1 of the development will comprise 21 industrial units, spread across three terraces:

Block A

8 x 130sqm units – 1,040sqm / 11,192 sq.ft total

Block B

6 x 130sqm units - 780sqm / 8,394 sq.ft total

Block C

7 x 130sqm units - 910sqm / 9,793 sq.ft total

The gross internal area of each unit is 130 sq.m. (1,399 sq.ft).

SERVICES

We understand that the property benefits from mains electric, water and drainage.

We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

TERMS

First phase (21 units, blocks A, B, C) initially for sale via a 999 year ground lease at a peppercorn rental.

PRICE

£199,995 exclusive

IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

Brinsons is the trading name of Brinsons Ltd. Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX. Company Number: 060 30712

VAT

We understand that VAT is payable.

PLANNING USE

Orchard Business Park is striving to attract good, clean occupiers and is to benefit from B1 and B8 planning consent under the Town and Country Planning (Use Classes) Order 1987. As such, they are suitable for a range of office, light industrial uses.

Other uses might be considered by the vendors/landlords but may also require a Change of Use application to the local planning authority.

BUSINESS RATES

Details available on request.

MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, Brinsons will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons,
Eastgate,
Market Street,
Caerphilly,
CF83 1NX

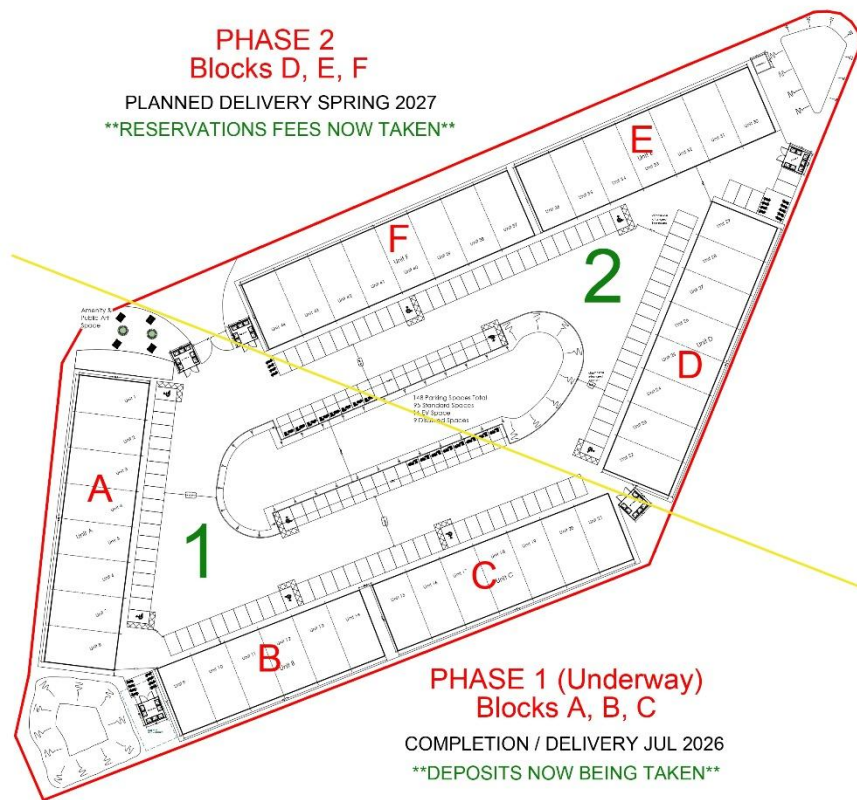
Tel: 02920 867711

Joshua Isaac - joshua.isaac@brinsonspc.co.uk
Trevor Isaac - trevor.isaac@brinsonspc.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

Jl/Tl/2920/NOV25

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