

TO LET

UNIT 9a BUILDING 12, VALE BUSINESS PARK, LLANDOW, COWBRIDGE, CF71 7PF

Detached Light Assembly Workshop/Office

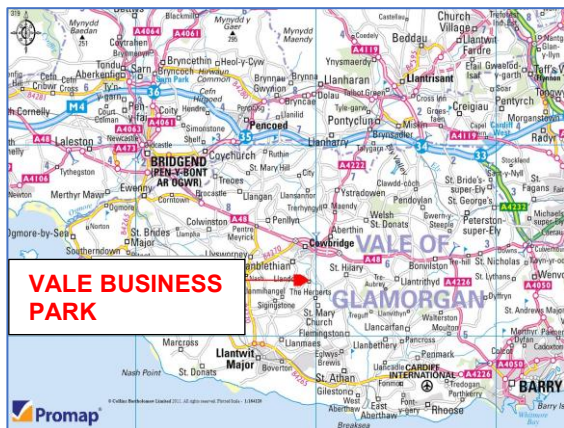


- **Total GIA 986 Sq.Ft. (92 Sq.M.)**
- **Centrally Located Within Estate**
- **Ample Car Parking Facilities**
- **Popular Business Location**

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.



Description

The subject property is situated towards the centre of the estate and to the rear of the main estate offices.

The unit comprises a single storey detached light assembly workshop/office unit.

Accommodation (Gross Internal Areas)

	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.
Total GIA			986	92
Inc.				
Small Kitchen	43	4		
Office	91	8		
2x Entrance Lobbies	44	4		

Mains Services

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

Energy Performance Certificate (EPC)

To be assessed.

User

This property is suitable for a variety of light uses within Use Classes B1 (light industrial).

Business Rates (2026)

The property currently has a rates assessment of £4,100 (2026)*. This equates to business rates payable of **£2,058 pa.** (2026/247)

**the property may be eligible for 100% Small Business Rates Relief. Tenants are advised to make their own enquiries.*

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Quoting Rent

The property is available on a new lease for a term to be agreed whereby the quoting rent is **£4,000 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. The annual tenants contribution currently amount to **£733.52 + VAT**



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 sole letting agents:



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

SUBJECT TO CONTRACT

SEPTEMBER 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.