



Unit 2, Vale Forge, North Road

Cowbridge, CF71 7DF

£25,000 Per Annum Plus VAT

HARRIS & BIRT

Opportunity to let a two storey office building with 6 No allocated car parking spaces within a courtyard development. The building can be sub-divided on a floor by floor basis subject to tenant covenant strength and requirement.

Location

The property is located in the affluent market town of Cowbridge in the Vale of Glamorgan, which provides a mixture of high-quality boutiques, independent businesses, offices, restaurants and cafes set within attractive, historic surroundings.

Cowbridge lies approximately 8 miles to the east of Bridgend and 12 miles to the west of Cardiff. Excellent road communications are offered by the A48 dual carriageway which lies immediately adjacent to the town. The M4 motorway is a short distance to the north with convenient access at Junction 33 (Cardiff West) 34 (Llantrisant) and 35 (Pencoed).

Description

The property comprises a two storey building with ground and first floor offices benefitting from 6 No allocated car parking spaces within a courtyard development. The ground floor comprises 4 No offices with storage, kitchenette and WC facilities and are carpeted throughout. The first floor is accessed via an external staircase and comprises 4 No offices with WC facilities and a kitchenette. The building can be let on a floor by floor basis should it be required and subject to tenant covenant strength.

Accommodation

From the measurements on site, we have calculated the following approximate floor areas on a Net Internal Basis:

Ground Floor - 785 sq ft (73 sq m)

First Floor - 785 sq ft (73 sq m)

Total Net Internal Area (NIA) - 1,571 sq ft (146 sq m)

Services

The property benefits from water, electricity with wall mounted electric heaters. 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.

Term

The property is available to let by way of a new lease on terms to be agreed.

Rent

£25,000 per annum plus VAT.

Energy Performance Certificate

EPC Rating: C (68)

Business Rates

We have made online enquiries of the Valuation Office who confirm the following Rateable Value:-

Rateable Value: £10,250

Uniform Business Rate (UBR): 56.8

We advise all interested parties to make their own enquiries with the Valuation Office Agency and Local Authority in relation to Small Business Rates Relief.

VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction. However, in this instance we understand that VAT is applicable.

Plans, Areas & Schedules

Any plans within these particulars are published for illustration purposes only and are not to scale.

Anti Money Laundering

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

Arrange a Viewing

Strictly by appointment only with the sole agents Harris & Birt. Please contact our office on 01446 771777 or email commercial@harrisbirt.co.uk, to arrange a viewing appointment.

Contact: Daniel Jones BSc (Hons) MRICS or Kelly Lakin BSc (Hons) in the Land & Commercial Team.

All Enquiries

Harris & Birt Chartered Surveyors

65 High Street

Cowbridge

Vale of Glamorgan

CF71 7AF

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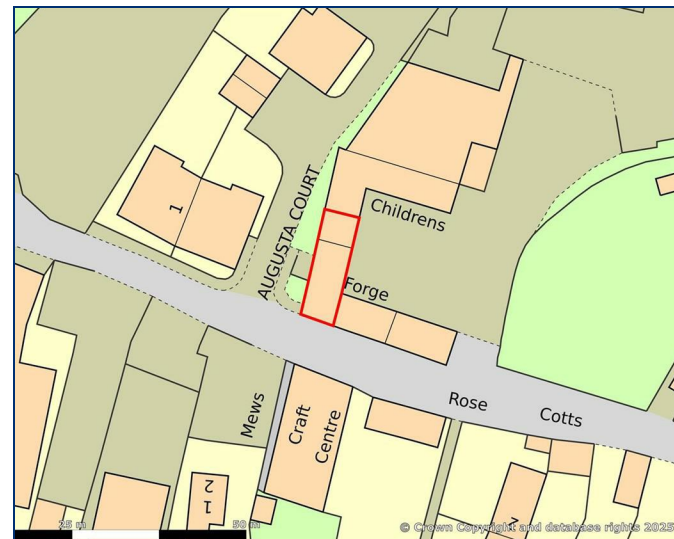


UNIT 2, VALE FORGE, COWBRIDGE

GROUND FLOOR



FIRST FLOOR



Chartered Surveyors, Land and Estate Agents

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

