

TO LET

UNIT 11a VALE BUSINESS PARK, LLANDOW, COWBRIDGE, CF71 7PF

Semi-Detached Light Assembly Workshop/Office



- Total GIA 2,112 Sq.Ft. (196 Sq.M.)
- Close To Northern Entrance To Estate
- Suitable For A Variety Of Uses
- 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. The property is located adjacent to Tomas & Lilford Brewery, close to Ashdown Construction Group and Owens Motor Services.



Description

The subject property is situated towards the northern edge of the estate with separate access on to the estate via the B road to Sheepleys Farm.

The unit comprises a single storey semi-detached which has been subdivided to create a series of light production/assembly areas, offices/classrooms, plus ancillary accommodation.

Accommodation (Gross Internal Areas)

	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.
Total GIA			2,112	196
<i>Inc.</i>				
Production	965	90		
Main Front Office	207	19		
Rear painting room	179	17		
Clay Room	97	9		

Mains Services

The unit benefits from the provision of single phase electricity, mains water, and drainage. There is no mains gas supply.

Energy Performance Certificate (EPC)

To be assessed.

Business Rates (2026)

To be confirmed.

User

This property was most recently used as a pottery production facility and could be suitable for a variety of light uses within Use Classes B1 (light industrial).



Term

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 **£6,350 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 **£881.88 + 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

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