

HIRONS
MORGAN
& YAPP

PROPERTY ADVISORS & CONSULTANTS

To let as a whole or in parts

Workshop/warehouse unit
1111sqft (106 sqft) to 2223 sqft (211 sqm)
plus mezzanine

Adjacent compound also available



27 C&D Vale Business Park
Vale of Glamorgan



(029) 20 388988

Location

The property is located on the well established Vale Business Park approximately two miles from Cowbridge.

The A48 provides good access to Cardiff to the east and Bridgend to the west.

Accommodation

Ground Floor 2223 sqft (207 sqm)
Mezzanine 559 sqft (52 sqm)



Description

The property comprises a workshop/warehouse unit. The specification includes:-

- Brick elevations with cladding above
- Roller shutter door access
- Offices
- WC/washrooms
- Eaves 3.5m
- Three phase electrics
- Forecourt parking
- Adjacent compound also available

Terms

The unit is available to let on a new full repairing and insuring lease for a term to be agreed at an initial rental of £7500 per annum exclusive. There will be periodic rent reviews.

Terms for letting of part on application.

The compound is available by separate negotiation.

Service charge

There will be a service charge in respect of the landlords cost incurred for building insurance and site security.

Viewing

Contact Mark Hiron.

The particulars contained within this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted in these particulars may be subject to VAT in addition.



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