

**HIRONS**  
**MORGAN**  
**& YAPP**

PROPERTY ADVISORS & CONSULTANTS

**To let**



**27 E Vale Business Park**  
**Vale of Glamorgan**  
**CF71 7PF**

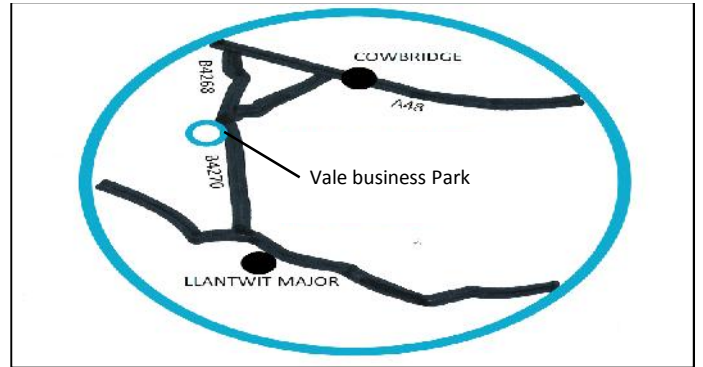


**(029) 20 388988**

## 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.



## Description

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

- Brick elevations with cladding above
- Roller shutter door access
- Office
- WC/washroom
- Eaves 3.5m rising to 5m
- Three phase electrics
- Forecourt parking

## Accommodation

108 sqm 1162sqft

## 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 £5810 per annum exclusive. There will be periodic rent reviews.

## Service charge

A service charge will be levied at 5% of the rent to cover the landlords costs incurred maintaining the exterior of the property. In addition a charge will be payable in respect of building insurance and site security.

## Viewing

Contact Mark Hirons.

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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