

UNIT 21A VALE BUSINESS PARK

COWBIDGE | CF71 7PF

**HUNT &
THORNE**

CHARTERED SURVEYORS

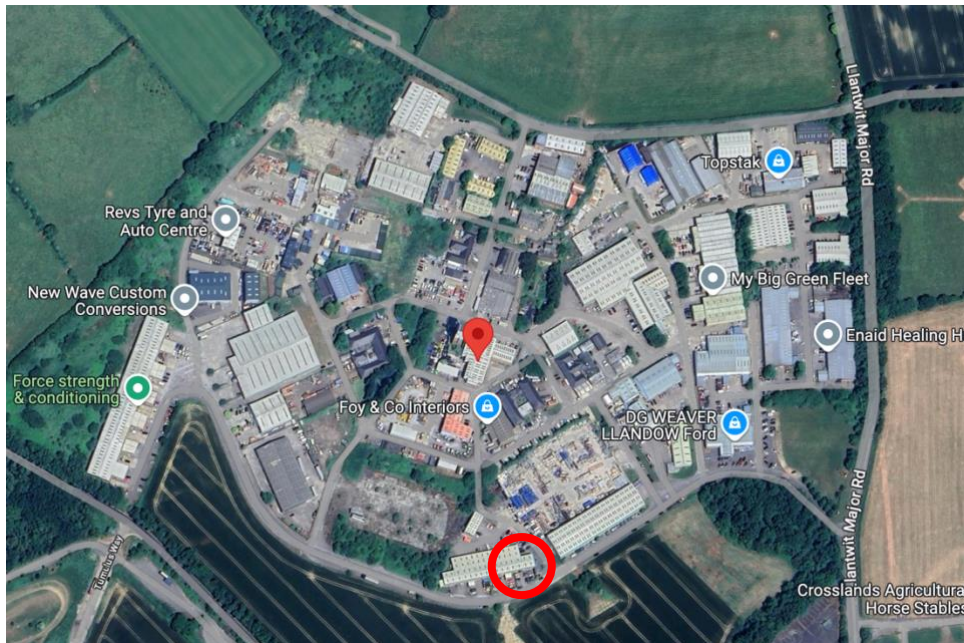


INDUSTRIAL
TO LET/FOR SALE

- END OF TERRACE PORTAL FRAME UNIT
- NEWLY REFURBISHED
- 310.46 SQ M (3,341 SQ FT)
- CLOSE TO B4268
- ASKING RENT - £21,723PAX
- OFFERS IN THE REGION OF £250,000

LOCATION

Located on the entrance to Vale Business Park. The estate is located to the South of M4, close to J35. Prominent occupiers in the immediate vicinity include Travis Perkins, Warner's Automotive, Vale Storage, Force Strength and Conditioning and Vale Motorcycles.



DESCRIPTION

An End of Terrace Portal Frame Industrial Unit with elevations of breeze block and cladding, together with a pitched clad roof. Externally, there is front yard for parking and access to the roller shutter door.

ACCOMMODATION

GROUND FLOOR OFFICE 1:	38.17 SQ M	411 SQ FT
GROUND FLOOR OFFICE 2:	21.58 SQ M	232 SQ FT
FIRST FLOOR OFFICE 1:	37.25 SQ M	400 SQ FT
FIRST FLOOR OFFICE 2:	21.84 SQ M	235 SQ FT
WAREHOUSE:	191.62 SQ M	2,063 SQ FT
TOTAL:	310.46 SQ M	3,341 SQ FT

RATEABLE VALUE

Following an enquire on the Valuation Office web site, the property has a rateable value of £11,250

UBR for Wales 2024/25 is 0.562 p in the £.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9EQ.

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

LEASE TERMS

The property is available on a new lease, terms open to negotiations.

TENURE

The property is held Long Leasehold for a term of 999 years.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to contribute to the maintenance of the external part of the estate via a service charge payment. The landlord to continue to insure and recover the premium cost from the tenant.

RENT

£21,723pax

SALE OF PROPERTY

Offers in the region of £250,000

EPC

Rating – C

1107-4449-1002-0120-6792

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.

LEGAL COSTS

Each party to pay their own legal costs on this transaction.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

JASON THORNE

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MATTHEW SIMS

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07825 372503

FEBRUARY 2025

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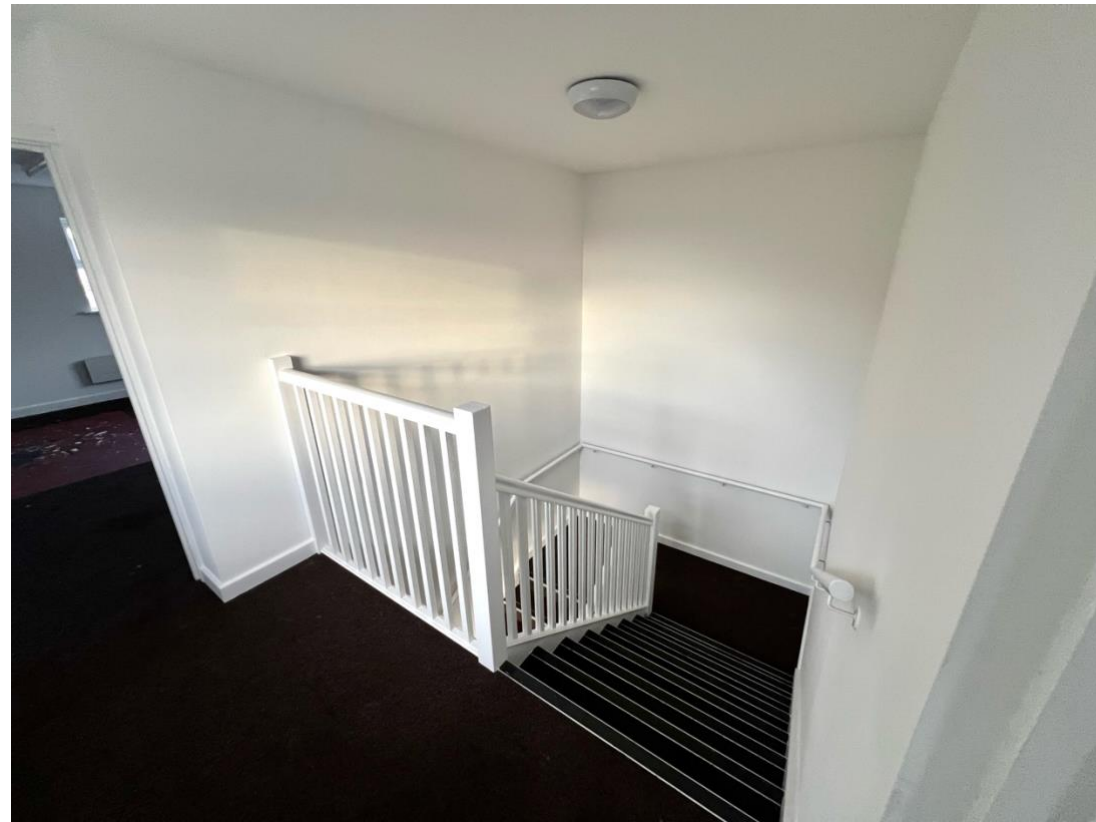
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