

# UNIT 27E VALE BUSINESS PARK

COWBIDGE | CF71 7PF

**HUNT &  
THORNE**

CHARTERED SURVEYORS

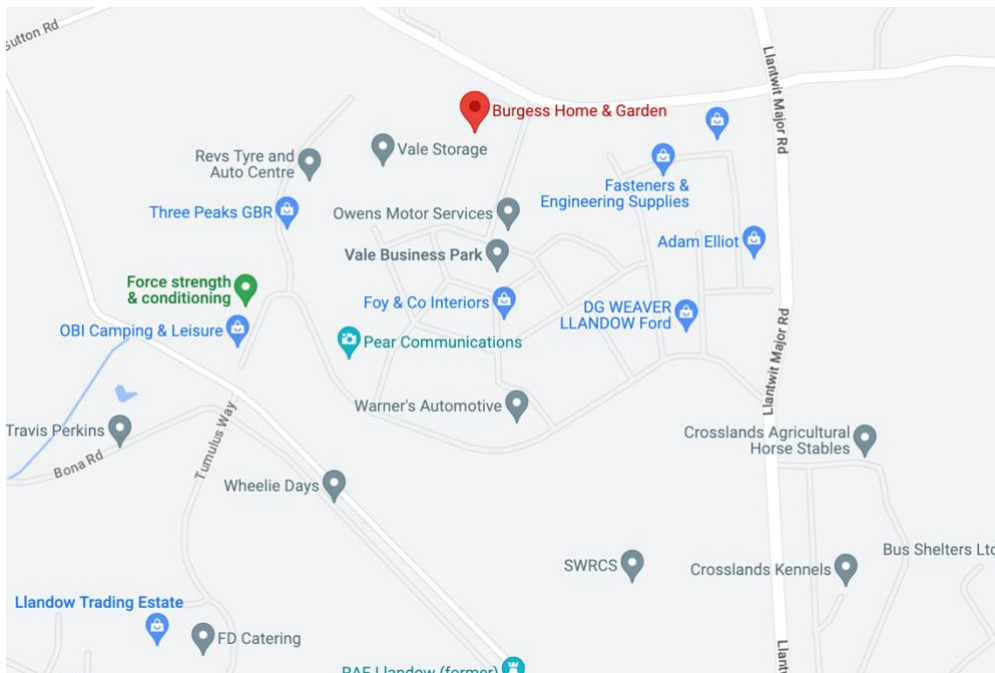


**INDUSTRIAL**  
**TO LET/MAY SELL**

- TERRACED PORTAL FRAME UNIT
- 111.48 SQ M (1,200 SQ FT)
- CLOSE TO B4268
- RENT - £12,000PAX
- SALE PRICE ON APPLICATION

## 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

A Terraced Portal Frame Industrial Unit with elevations of breeze block and cladding, together with a pitched clad roof. Car parking at the front of the property.

## ACCOMMODATION

<b>Ground floor:</b>	<b>97.67 SQ M</b>	<b>1,051 SQ FT</b>
<b>Mez:</b>	<b>35.55 SQ M</b>	<b>383 SQ FT</b>

## RATEABLE VALUE

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

UBR for Wales 2023/24 is 0.535 p in the £.

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

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

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## LEASE TERMS

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

## 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

£12,000pax

## SALE OF PROPERTY

Our client will consider the sale of the property at a price to be agreed.

## EPC

TBC

## 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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September 2023