



FOR SALE

Units B9-B10 Orchard Business Park, Bona Road,
Cowbridge, **CF71 7PQ**

COMING SOON - An exciting new industrial development available Q3 2026

- Ideal B1, B2 & B8 starter units
- Units to be sold individually or collectively
- Minimum eaves of 5.5m
- 3-phase power
- EV charging on-site
- Dedicated car parking



Size

2,798 sq ft (259.94 sq m)

Price

£390,000 exclusive of VAT

Location

The Orchard Business Park is an exciting new commercial development of located approximately 3 miles South West of Cowbridge, the very busy and prosperous market town in the heart of the Vale of Glamorgan. The business park is situated only 1.5 miles south of the main A48 trunk road linking Cardiff to Bridgend, and located just off the B4270 which links Cowbridge to Llantwit Major and St Athan.

The estate is strategically located less than 4 miles from the new Aston Martin production facility at St.Athan and is ideally located for suppliers, storage and logistics operators. Other major occupiers in the immediate locality include Travis Perkins (building merchants), DG Weaver (Ford dealership), Blendini Motorsport and Llandow Race Circuit.

Connectivity

Train Stations

Cardiff Central	19.5 miles
Bridgend Station	8.5 miles



Road

M4 J.35	8 miles
A48	3.5 miles



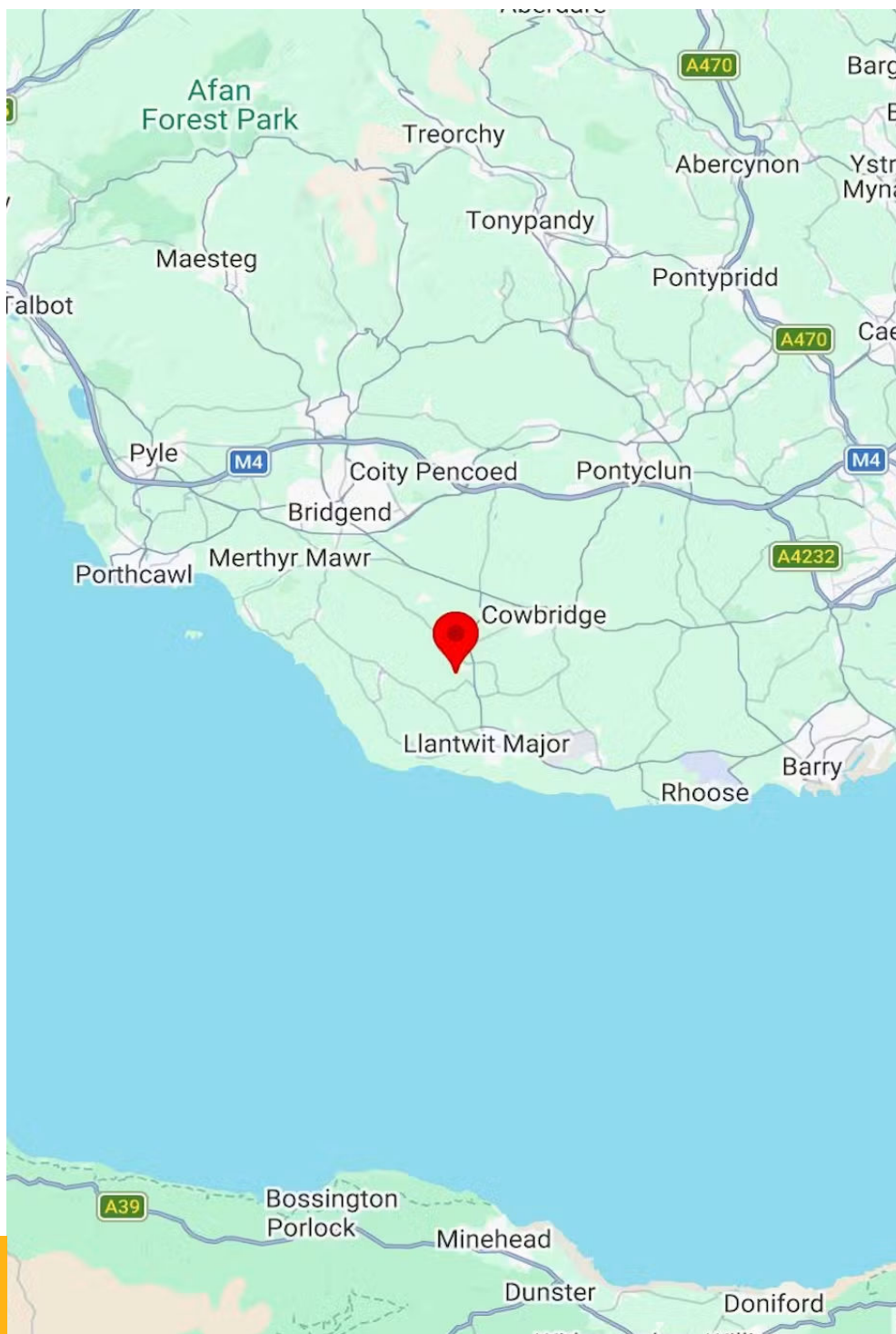
Airports

Cardiff Airport	9 miles
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Water

Port of Barry	15 miles
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Description

With a total of 21 units among three terraces within Phase 1 of Orchard's Business Park, the site will provide a secure gated entrance, with communal car charging facilities, dedicated car parking provisions and landscaped areas.

Each unit will include B1, B2 & B8 planning use (or A1/A2/A3, subject to planning consent), 3-phase power, and a minimum eaves height of 5.5m. The gross internal area of each unit is 130 sq.m. (1,399 sq.ft).

- Steel portal frame
- EV charging
- Minimum eaves of 5.5m
- 2 x Full height roller shutter doors
- Single WC facility
- Dedicated and communal car parking
- Benches & Communal areas

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
B9-B10	2,798	260
TOTAL	2,798	260

Specification



EPC: EPC exempt -
Currently being
constructed or
undergoing major
refurbishment



EV Charging Points



Minimum clear internal
height (m): 5.5



Car Parking



Loading Doors
(Surface level): 2



Lighting Type: LED





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Sat Nav. CF71 7PQ

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Viewings

Available by appointment only

Terms

First phase (21 units, blocks A, B, C) initially for sale via a 999 year ground lease at a peppercorn rental. Lease terms for a minimum period of 5 years might be considered for phase 2 (23 units, blocks D, E, F).

Price

£390,000 exclusive of VAT

Business rates

Rates Payable: To be assessed

Legal Costs

Each party to bear their own costs

EPC

EPC exempt - Currently being constructed or undergoing major refurbishment

VAT

Applicable

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All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.