



Unit 1, The Old Barn, Redlands Farm

Bonvilston CF5 6TQ

£5,000 Per Annum

HARRIS & BIRT

A unique opportunity to let a two storey office suite benefiting from allocated parking and ideally located along the A48 in Bonvilston.

Location

The property is conveniently located in the village of Bonvilston along the A4226, directly off the A48. The A48 provides access to the A4232 and in turn, Junction 33 of the M4 motorway, bringing major centres within easy commuting distance. Local facilities in Bonvilston include the village General Store, the Red Lion, Bonvilston Reading Rooms/Village Hall and Cottrell Park Golf Course. Just a few minutes drive west is the market town of Cowbridge.

Description

Self contained office suite comprising open plan office space to ground and first floor, with small kitchen and bathroom. Unit 1 benefits from parking spaces for approximately 4 vehicles.

Accommodation

From measurements taken onsite, we have calculated the following Net Internal Areas:-

Unit 1: 32.08 sqm (345 sqft)

Total Net Internal Area (NIA) - 32.08 sqm (345 sqft)

Services

The property benefits from mains water, gas, electricity and drainage. We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing. Broadband is available onsite and any prospective occupier will be responsible for establishing a connection with a provider.

Term

The property is available to let by way of a new lease on terms to be agreed.

Rent

£5,000 per annum.

Energy Performance Certificate

EPC rating: C (58)

VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction. However, in this instance we understand that VAT is not payable.

Business Rates

We have made enquiries to the Valuation Office who confirm the following:

Rateable Value: £2,850 as of 1st April 2026

Uniform Business Rate (UBR): 50.2

Plans, Areas & Schedules

Any plans within these particulars are published for illustration purposes only and are not to scale.

Anti Money Laundering

As part of our obligation under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

Arrange a Viewing

Strictly by appointment through sole agents Harris & Birt.

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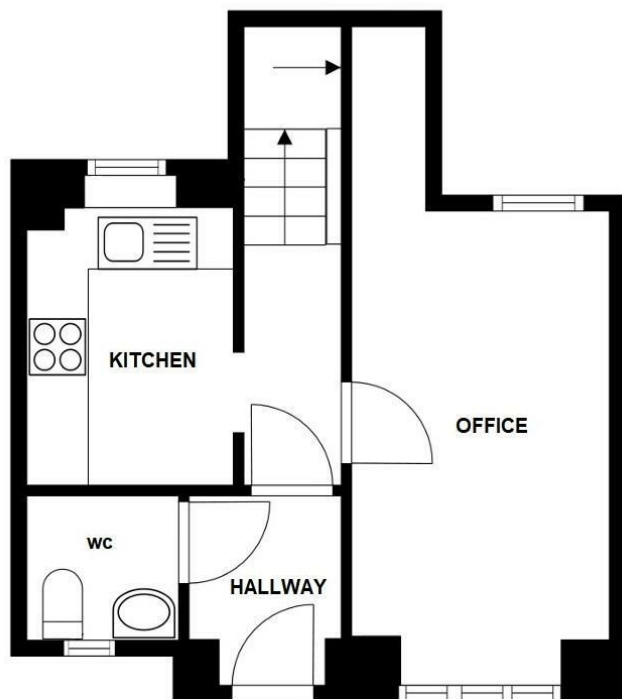
All Enquiries

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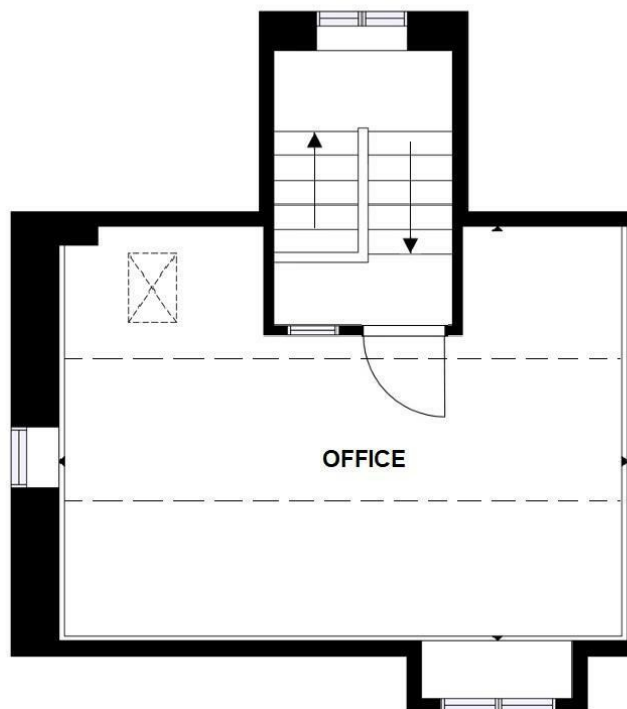
Brochure created 14.09.2026



GROUND FLOOR



FIRST FLOOR



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