

Beggars Pound @ Bro Tathan South



Opportunity to develop bespoke office accommodation in a safe and secure environment with generous car parking provision

- ◉ Within 5 miles of Cardiff Airport
- ◉ Cleared and serviced site ready for development
- ◉ Part of major strategic employment site
- ◉ In a separate enclave with independent access off Cowbridge Road
- ◉ Enterprise Zone Status

A cleared and serviced development opportunity comprising approximately 2.22 hectares (5.49 acres) identified for Class B1 office use.

Beggars Pound @ Bro Tathan South is positioned to the south-east of Bro Tathan and to the south of the runway, in an enclave which is separate to the wider Bro Tathan site and benefits from independent access off Cowbridge Road.

Bro Tathan South currently accommodates two existing hangars, a single storey office and an operational runway. The ambition of Welsh Government is for the existing accommodation to remain but be flexibly reconfigured for commercial uses alongside office (B1) development which can be independent or ancillary to the hangar accommodation.

Bro Tathan South will be of a high quality design to coincide with the wider vision of Bro Tathan and the Cardiff Airport and Bro Tathan Enterprise Zone, which is to become *“an internationally recognised centre of excellence for the aerospace industry and Maintenance, Repair and Operations (MRO) activities.”*

Bro Tathan
Vale of Glamorgan
CF62 4AF

Beggars Pound – Schedule of Availability

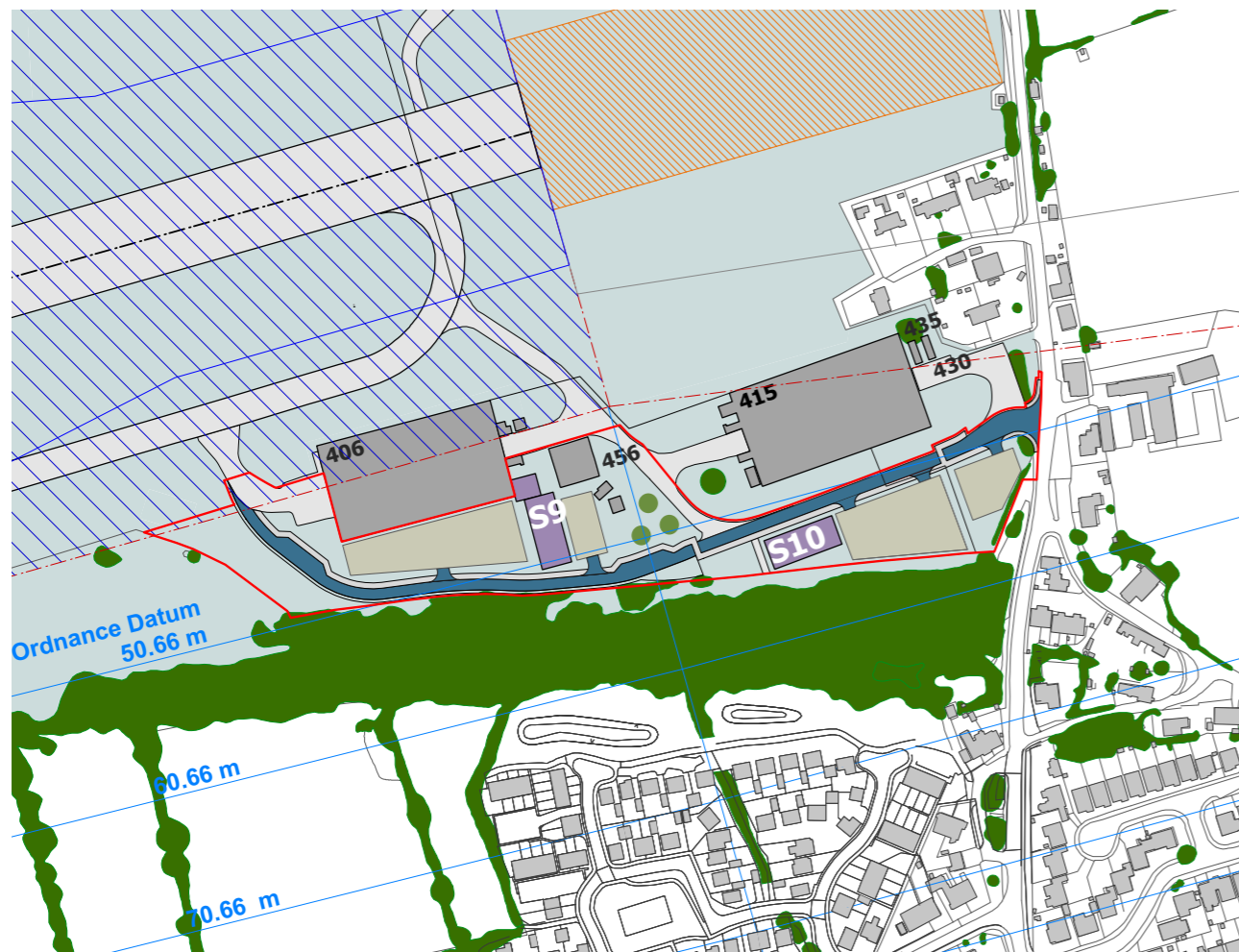
Existing Accommodation

Building	Type	Size (sq ft)
Building 406	Industrial, existing former hangar	49,944 sq ft
Building 456	Single storey office	4,305 sq ft

Development Opportunities

Building	Type	Size (sq ft)
Building S9	Two storey office	12,863 sq ft
Building S10	Two storey office	17,179 sq ft

Image:
Site Plan of
Beggars Pound



Bro Tathan

Arranged over 1,200 acres together with its own fully operational runway, Bro Tathan is a business park strategically located within the Cardiff Airport and Bro Tathan Enterprise Zone, situated only 5 miles from Cardiff Airport and within easy reach of the M4 motorway and major UK cities.

More information on Bro Tathan can be found within the investment brochure from Savills or refer to the dedicated website www.gov.wales/brotathan.

Planning

Bro Tathan is designated as a large employment area within the Vale of Glamorgan Local Development Plan (LDP) covered by Policy MG 10 which allocates 305 ha of land at Bro Tathan for strategic employment uses within Classes B1, B2 and B8.

An outline planning application for Bro Tathan South: Beggars Pound has been submitted by Welsh Government's planning advisors, WYG with the intention of promoting early development of the site. The planning application seeks the following:

"Outline planning permission for the demolition of existing buildings and erection of Class B1 office floor space, revised access on to Cowbridge Road, associated internal access routes, parking areas, fencing, landscaping, building and engineering operations, with all matters reserved"

Further details of the planning application can be found in the technical information pack.

Services & Infrastructure

Services and highway infrastructure will be provided to agreed positions at the site boundary and Welsh Government and their consultants will work with the developer to agree location and timescales for delivery.

Viewings & Site Briefing

Beggars Pound is visible from Cowbridge Road, however if you are interested in a full inspection of Bro Tathan please contact Savills, the sole agents.

Further Information

The following information is available within the technical information pack

- Planning documents relating to planning ref: 2020/00434/OUT
- Geo-environmental and Geotechnical Assessment Report
- Ground Investigation Report
- Transport Assessment
- Archaeology Assessment
- Drainage Strategy
- Ecological Assessment

The Technical Information Pack is held digitally and access will be made available to interested parties. Please register your interest with Savills for access to this information.

Tenure

The site is available by way of a 250 year lease or alternative leasehold terms by negotiation. A service charge will operate in respect of common or shared services within the wider Bro Tathan South development area as development progresses, details to be confirmed as the legal due diligence stage.

VAT

The property is elected for VAT and therefore will be payable in addition to the purchase price.

Method of Sale

The opportunity is available by private treaty.

Bro Tathan offers a wide range of opportunities for developers, occupiers and investors. If you would like further information on this Beggars Pound opportunity or the range of other opportunities available, please do not hesitate to make contact directly with Savills.

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