

To Let

Ty Verlon Industrial Estate, Barry, CF63 2BG



Photograph Taken October 2018

Warehouse / Industrial Unit

961 sq m (10,345 sq ft)

PROPERTY FEATURES

- Detached industrial unit with single storey offices
- Gross internal area of 10,345 sq ft
- Minimum eaves height of 6.1m
- 3 level access roller shutter doors
- Fenced concrete compound

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LOCATION

The property is situated in Ty Verlon Industrial Estate, Barry (CF63 2BG), an established industrial location situated to the South East of Barry, approximately 6 miles south west of Cardiff City Centre. Junction 33 of the M4 Motorway is approximately 8 miles to the north and is accessed via the A4050 and A4232 dual carriageway road.

The area benefits from public transport links, with a regular bus service passing through Cardiff Road and a commuter railway station within a short walking distance. Local occupiers include, Mason Storage, Screwfix, Eriks and Edmundson Electrical. In close proximity to the estate are a Waitrose Supermarket and McDonalds Drive Thru.



DESCRIPTION

The property comprises a detached industrial / warehouse currently benefiting from:

- Single storey office accommodation
- Three level access loading doors
- 3 phase electricity
- Min height of 6.1m rising to 7.7m at apex
- Securely fenced compound to front elevation

TENURE

The premises will be made available by way of a new full repairing and insuring lease.

RENT

£55,000 per annum.

RATEABLE VALUE

Warehouse and Premises - £37,250 (2017 list).

SERVICES

All mains services including 3 phase electricity are available to the property.

ENERGY PERFORMANCE CERTIFICATE

To be assessed.

VAT

VAT is not payable.

VIEWING / FURTHER INFORMATION:

Please contact Joint Agents Knight Frank & Fletcher Morgan

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ACCOMMODATION

Description	Sq M	(Sq Ft)
Warehouse	607.27	(6,537)
GF office/ancillary	277.64	(2,989)
FF ancillary	76.15	(820)
Total	961.07	(10,345)

There is a mezzanine that provides an additional 790 sq ft of first floor storage space.



October 2018 – subject to contract