



For Sale / To Let

Industrial / Workshop Units

Atlantic Point, Wimbourne Road, Barry.

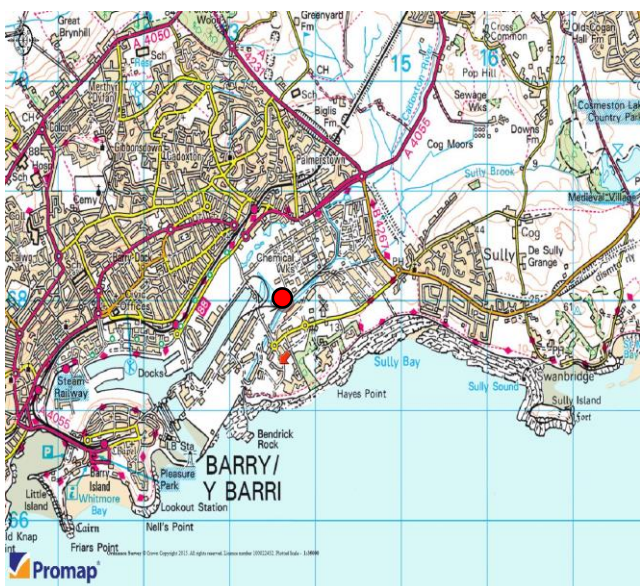
- New build industrial / workshop units
- Space available from 128 sq m (1,378 sq ft) to 512 sq m (5,512 sq ft)
- Minimum eaves height of 6.2m.
- Roller Shutter Doors of 4m (w) x 3.5m (high).
- Ability to install first floor office space

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Location

Atlantic Point (CF63 3RF) is located on Wimbourne Road located in Barry Docks and is accessed via both Hayes Road and Ffordd-Y-Mileniwm. Cardiff is approximately 7.5 mile to the north east. Junction 33 of the M4 Motorway is approximately 9.5 miles to the north and accessed via the A4232.



Description

The properties comprise of a detached industrial / workshop of steel portal frame construction with insulated steel cladding to the side elevations and pitched roof. There are high level UPVC windows offering natural light.

The property benefits from a minimum eaves height of 6.2m. Each unit has a level access Roller-Shutter Doors with an external loading / parking area.

The doors have a width of 4m and height of 3.5m.

Accommodation (Gross Internal Area)

Description	Sq M	(Sq Ft)
Unit 2	128	(1,378)
Unit 3	128	(1,378)
Unit 4 (with mezzanine)	256	(2,756)
Total	512	(5,512)

Units can be offered individually or as a whole.

Phase 2 will consist of 6 units measuring 108 sq m (1,163 sq ft).

Services

Electricity, water and mains drainage are available to the property.

Tenure

Available for sale of the 999 year long leasehold.

Alternatively, a new 5 year lease will be considered.

Rent / Price

Available upon application.

Rateable Value

To be assessed.

Energy Performance Certificate

To be assessed.

Viewing / Further Information:

Please contact sole agents Knight Frank:

Neil Francis - 029 2044 0147

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Important Notice

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