

For Sale / To Let

Unit 15A, Atlantic Trading Estate, Barry
CF63 3RF

Photograph taken May 2017



Warehouse / Distribution Unit
1,868,96 sq m (20,118 sq ft)

PROPERTY FEATURES

- Detached Headquarters facility
- Three storey offices finished to a good standard
- High bay warehouse with minimum height of 8m
- Level access doors
- Fully fenced

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LOCATION

Atlantic Trading Estate (CF63 3RF) is to the east of Barry Town Centre in an established business location close to the Port of Barry.

The estate is located approximately 8 miles west of Cardiff and is accessed via the B4267 and the A4055. Junction 33 of the M4 motorway is located approximately 8 miles to the north of the estate and is accessed via the A4050 and the A4232 dual carriageway.

DESCRIPTION

The property comprises a detached headquarters facility built to the following specification:

- Steel Portal frame warehouse
- Minimum eaves of 8m
- Warehouse lighting
- Secure rear compound
- Level access roller shutter doors
- 3 storey office accommodation
- Kitchen and toilet facilities
- Separate loading and car parking

ACCOMMODATION

The property has the following Gross internal Area:

Description	Sq M	Sq Ft
Warehouse	1,413.82	(15,219)
GF Offices	120.64	(1,299)
FF Offices	213.05	(2,293)
SF Offices	121.46	(1,307)
Total	1,868.96	(20,118)

For further details please contact:

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TENURE

For sale or to let on a new lease for a term be agreed.
Quoting terms on application.

RATEABLE VALUE

Warehouse and Premises - £58,500 (2017 List)

SERVICES

All mains services, including 3 phase electric are available to the unit.

SERVICE CHARGE

The occupier is to contribute to a proportion of the Estate's service charge for costs incurred in the maintenance and Upkeep of common areas.

EPC

Certificate available on request.

VAT

VAT will be applicable on all costs.



August 2017 – subject to contract

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