



## Unit 1a/1b Palmersvale Business

Barry, CF63 2YZ

£26,000 Per Annum

HARRIS & BIRT



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An attractive first floor office suite ideally located on the popular Palmersvale Business Centre. The accommodation has been refurbished and offers quality, modern accommodation laid out as open office space, with four individual office rooms, WCs, kitchen, staff room and two storage/plant rooms. The office suite also benefits from 4 dedicated parking spaces with additional parking located to the rear. The property is immediately available.

- Substantial First Floor Office Suite
- Ideally Located
- Immediately Available
- Easy Access to Major Centres

## Location

Unit 1a & 1b office suite is located on the popular Palmersvale Business Centre. This unit is ideally located just a few miles west of Barry town centre and benefits from easy access to local road networks bringing major centres including Cardiff and Bridgend, within easy commuting distance.

## Description

The subject accommodation comprises a refurbished self contained first floor office suite which is accessed via an external staircase from the side of unit. The property comprises open office space with three further individual office rooms, kitchen, staff room, WCs and two storage/plant spaces. There are four car parking spaces to front with additional parking to rear as available.

Open Plan Office: 127.7 sqm (1375 sqft)

Office One: 19.8 sqm (213 sqft)

Staff Room: 34.1 sqm (367 sqft)

Kitchen: 4.4 sqm (47 sqft)

Breakfast Room: 11.2 sqm (121 sqft)

Office Two: 27.4 sqm (295 sqft)

Office Three: 9.4 sqm (101 sqft)

Total NET internal area: c.3,150 sqft

## Services

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. The suite benefits from mains water, electricity, gas (fired central heating) and drainage. CCTV and Fire & Intruder alarms are also included within rent.

## Term

The property is available to let immediately on a new full repairing and insuring lease for a term of minimum 5 years with third year break available. Please note, Landlord & Tenant Act 1954 is excluded.

## Rent

£26,000 per annum plus VAT.

## Service Charge

Service charge for CCTV, intruder alarms and fire alarms are included within the rent amount.

## Business Rates

We advise all interested parties to make their own enquiries with the Valuation Office Agency and Local Authority in this regard.

## VAT

Please be aware VAT is applicable to all rents.

## EPC Rating

EPC Rating: D

## Anti Money Laundering

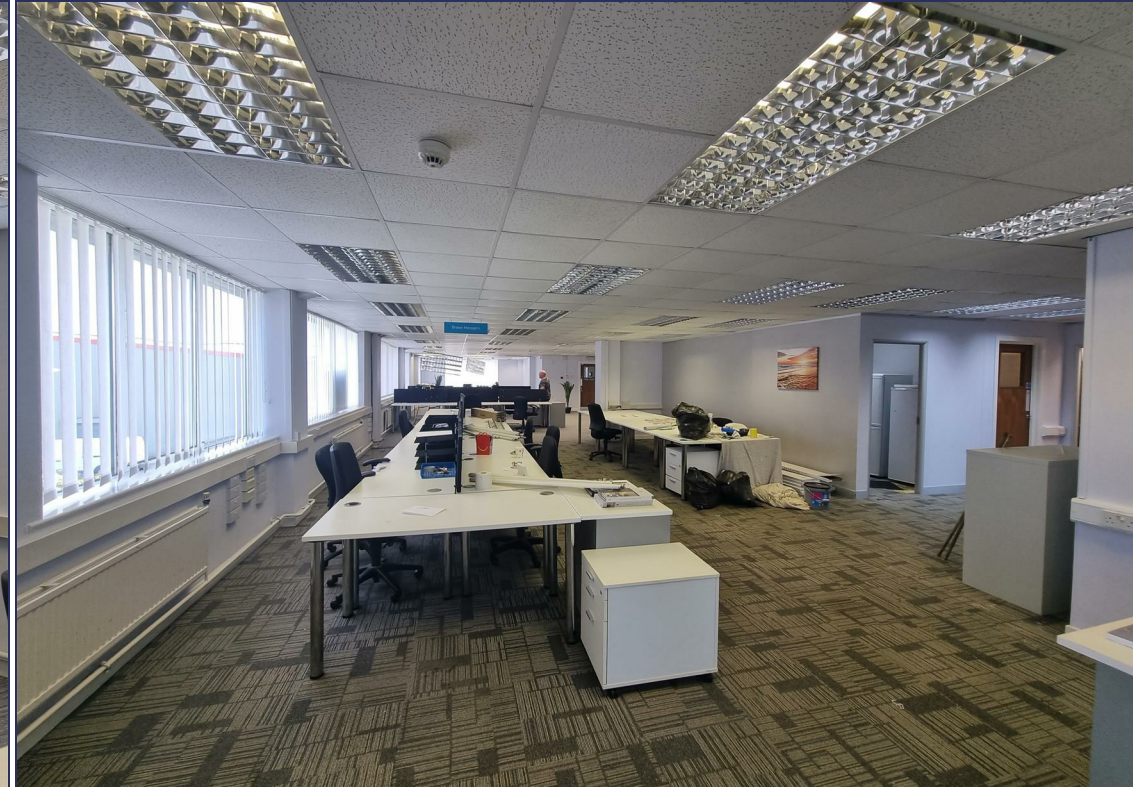
As part of our obligations under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documentation requested.

## Arrange a Viewing

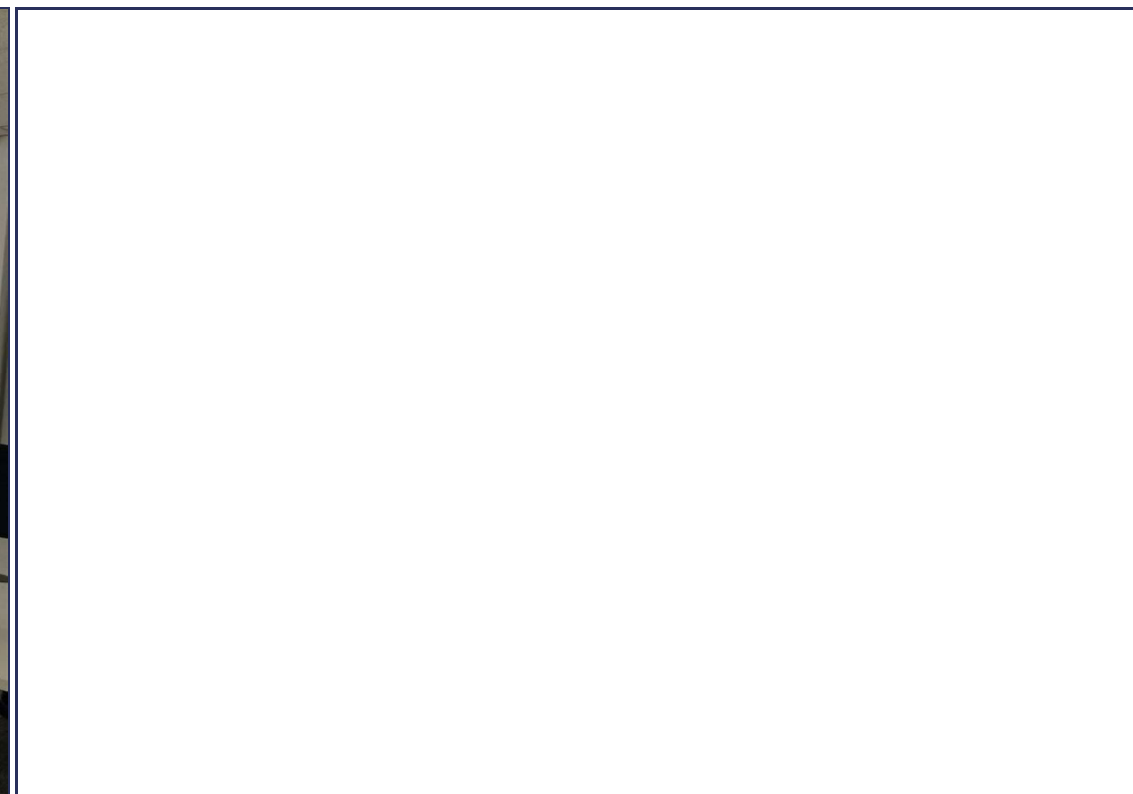
Strictly by appointment only with joint agents Harris & Birt or Knights, Barry. Please contact us on 01446 771777 (Option 3 - Land and Commercial Team) or email [Commercial@harrisbirt.co.uk](mailto:Commercial@harrisbirt.co.uk)

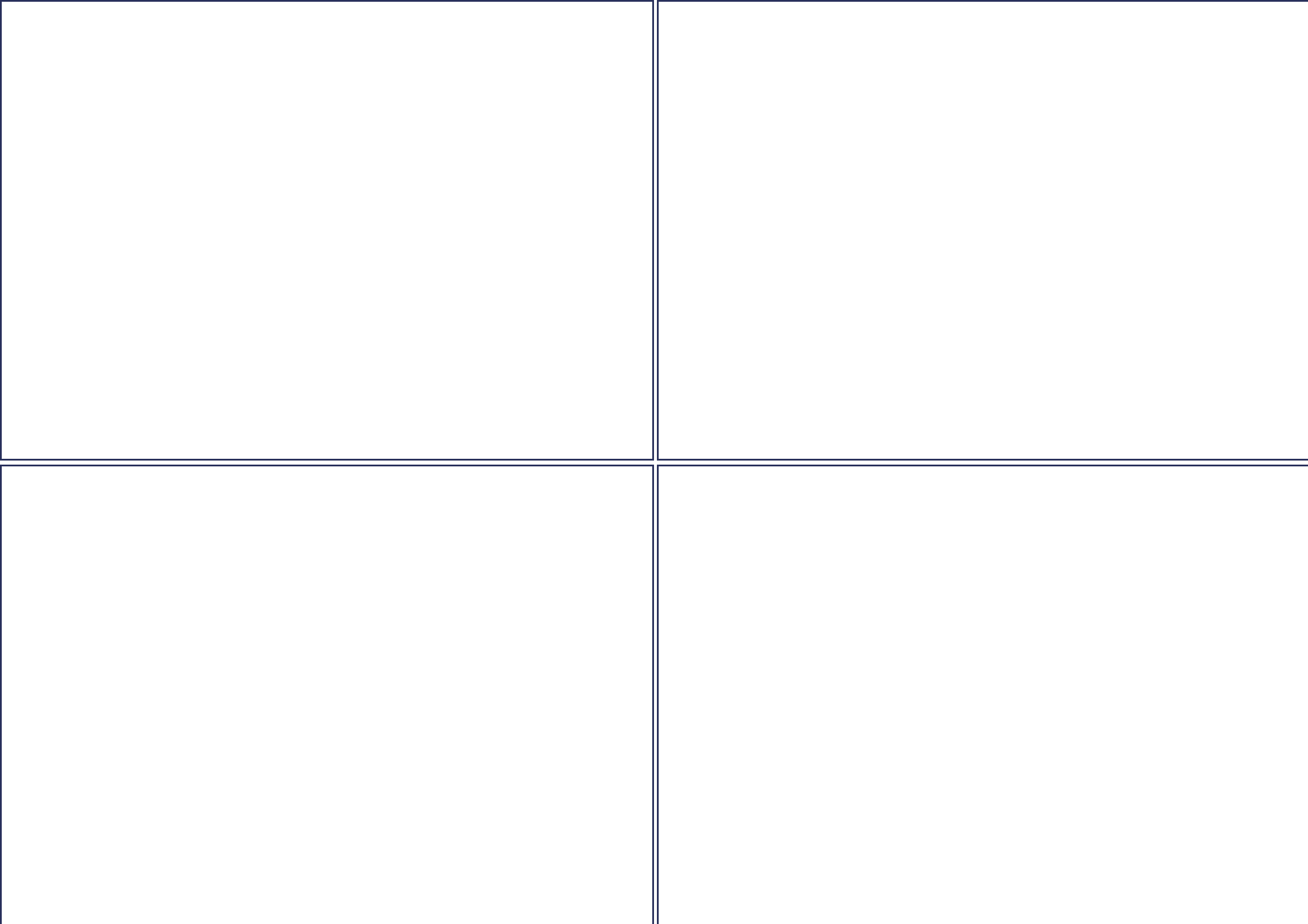
Brochure created 11th April 2023 - Ref: SD/OFCW25



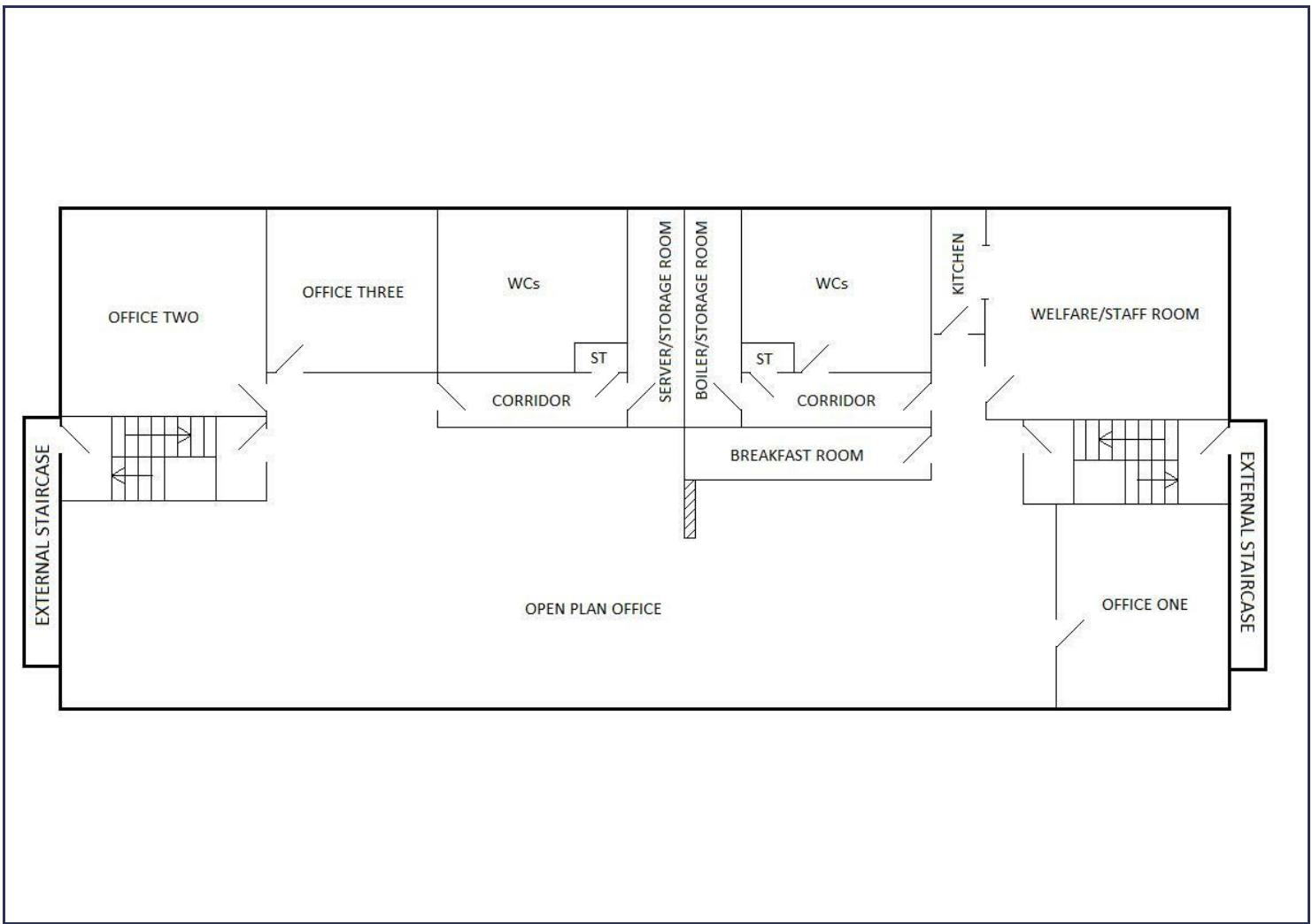












# HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

