

FOR SALE.



Detached Industrial unit with yard.

5,036 sq ft (467.83 sq m).

Unit 16, Atlantic Trading Estate, Barry, CF63 3RF.

Location.

The property is located on Atlantic Trading Estate 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.

A detached unit of steel portal frame construction with a pitched roof that incorporates translucent light panels. Briefly, the property comprises:

- Ground floor workshop
- Two storey office accommodation with kitchen and WC facilities
- 2 no. level access roller shutter doors 3.6m (w) x 3.6m (h)
- Min. eaves height 5.1m
- LED lighting
- 3 phase power
- Secure service yard

Accommodation.

Approx. GIA	Sq Ft	Sq M
Warehouse	3,314	307.8
Ground and First Floor Office	1,721	159.8
Total	5,035	467.6

The unit benefits from a securely fenced yard measuring 0.22 acres.

Services.

The property benefits from all main services. Interested parties are advised to make their own enquiries.

Tenure.

The property is held Freehold under Title Numbers WA599325 & WA753154.

Sales Price.

Offers in the region of £475,000.

EPC.

Energy Performance Certificate Asset Rating 'C' (58).

A copy of the certificate is available upon request.

Rateable Value.

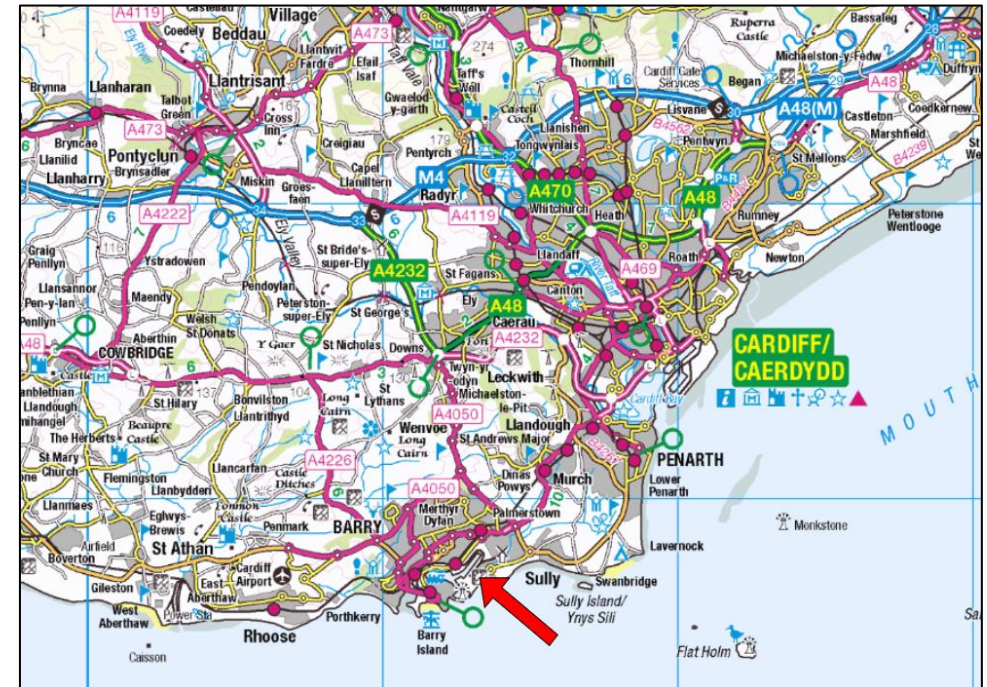
Rateable Value – £22,000

Rates Payable – £11,770

Interested parties are advised to make their own enquiries via the local authority.

VAT.

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.



Contact.

For further information, or to arrange a viewing, please contact the sole agents:



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September 2023- SUBJECT TO CONTRACT

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