



**MODERN SUBSTANTIALLY REFURBISHED WAREHOUSING/
TRADE COUNTER ACCOMMODATION**

Location

Ty Verlon Industrial Estate is an established trade and light industrial location positioned on Cardiff Road, Barry approximately 2 miles East of Barry town centre and 7 miles South-West of Cardiff.

Established occupiers on the estate include Screwfix, Edmundson Electrical, LBS Builders Merchants and Wolseley.

The property forms a large detached warehouse unit situated at the centre of the estate accessed from communal estate road.

Description

The subject unit is built of a steel portal frame construction with part brick and part steel sheet clad elevations under a pitched roof.

Externally, car parking is provided to the front and the side of the unit with access provided off a large estate circulation road. There is a secured storage area to the side.

Internally, the unit provides light industrial space. To the front on the ground floor, accessed via a pedestrian doorway is a reception area which leads directly into the warehouse. To the left of the reception are 3 offices and to the right are male and female toilet facilities.

The mezzanine floor can be accessed by a staircase in the reception area, also via another staircase in the warehouse. The mezzanine comprises of two offices, a canteen and a changing room.

Accommodation

The available accommodation onsite is as outlined below. All areas are measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition. Areas are taken prior to current tenant vacation so subject to confirmation on vacation possession.

Floor	Sq ft	Sq m
Warehouse	7,306.16	678.76
Ground Floor Office	1,317.62	122.41
Mezzanine	1,137.89	105.71
Total	9,761.67	906.89

Tenure

The accommodation is available by way of a new FRI lease for a term to be agreed, to incorporate periodic upward only rental reviews.

Rent

Further details on rental and all costs available on application to agents.

Legal & Professional Costs

Each party is to be responsible for their own legal and other professional costs incurred in the transaction.

Business Rates & Occupational Costs

The ingoing tenant will be liable for rates and all other occupational costs for the unit, including a service charge for general & common estate management and maintenance.

EPC

Copy EPC Rating and certification available on request.

VAT

VAT if applicable will be charged at the standard rate.

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FURTHER INFORMATION:

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- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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