



**MODERN LIGHT INDUSTRIAL WAREHOUSING/TRADE
COUNTER STORAGE 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 of the unit with access provided off a large estate circulation road.

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 is office accommodation with toilet facilities.

There is an open mezzanine floor area, accessed by a staircase from warehouse, which provides open storage area for light storage.

The warehouse provides an open area with roller shutter access. Warehouse has high level lighting and painted floor.

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	3,225	299.60
Total	3,225	229.60

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.

Rental

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.

TO MEET AML REGULATIONS, ALL INTERESTED PARTIES WILL BE REQUIRED TO PROVIDE PROOF OF THE SOURCE OF THEIR FUNDS - FURTHER DETAILS ON APPLICATION

VAT

VAT if applicable will be charged at the standard rate.

DATE: FEBRUARY 2024



FURTHER INFORMATION:

For further information please contact:

Tom Merrifield
+44(0)7786171565
Tom.Merrifield@avisonyoung.com



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Visit us online avisonyoung.co.uk

1 Kingsway, Cardiff CF10 3AN

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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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