

Unit 25 Ty Verlon Industrial Estate

Cardiff Road, Barry, CF63 2BE

Light industrial unit suitable for warehousing / Trade Counter

2,060 sq ft
(191.38 sq m)

- Ty Verlon Industrial Estate is an established trade and light industrial location
- 2 miles East of Barry town centre and 7 miles South-West of Cardiff.
- Nearby occupiers include Screwfix Edmundson Electrical and Wolseley
- 1 x Roller shutter door
- Car Park to the front of the unit.

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Summary

Available Size	2,060 sq ft
Rent	£16,500.00 per annum
Rates Payable	£6,018.75 per annum
Rateable Value	£11,250
Service Charge	£943.97 per annum In addition Insurance : £844.82 per annum.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (76)

Description

Unit 25 Ty Verlon Industrial Estate is a well-positioned terraced light industrial / trade / warehouse unit located off Cardiff Road, Barry within a well established trade location.

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 with access provided off the estate road.

Location

Ty Verlon Industrial Estate is situated in a prime trade area located off Cardiff Road on the Eastern entrance to Barry. Unit 25 is accessed directly from Cardiff Road. The Estate is situated 2 miles east of Barry town centre and 7 miles to the west of Cardiff. Junction 33 of the M4 is approximately 7 miles via the A4232.

Nearby occupiers include Screwfix, Edmundson Electrical, Parts Centre, Doug Field Plumbing Supplies and LBS.

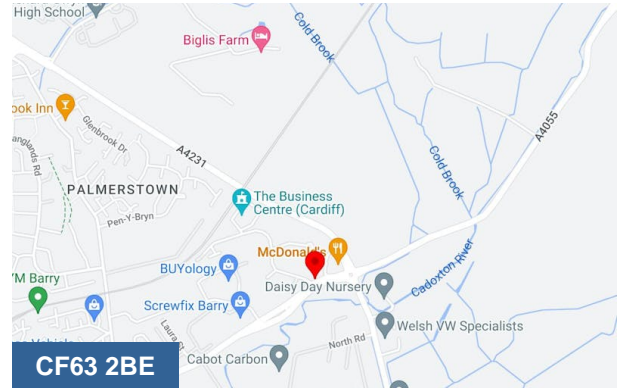
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 25	2,060	191.38	Available
Total	2,060	191.38	

EPC

Copy EPC Rating and certification available on request.



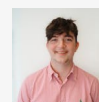
Viewing & Further Information



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