



Unit 15C Atlantic Trading Estate

Barry CF63 3RF

£695,000

HARRIS & BIRT

The property extends to approximately 0.21 acres and comprises secure industrial space. The property is situated along the main thoroughfare of Atlantic Trading Estate in Barry and benefits from access directly onto the adjoining the highway.

Location

Unit 15c is located on the popular Atlantic Trading Estate. 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 property comprises a detached industrial unit with a small area to front located behind a security fence. The unit was rebuilt in 2004 following a fire (planning application ref: 2004/01552/FUL). The site extends to approximately 0.21 acres (0.09 hectares) and is situated on the well established Atlantic Trading Estate. Internally, there is an open unit with kitchen area and WC. Stairs lead to first floor mezzanine with open plan space and two office units.

Accommodation

From measurements taken on site we have calculated the following approximate floor areas. All areas on a Gross Internal Area basis;-
GIA - 566 sqm (6097 sqft)
Mezzanine - 555 sqm (5973.97)

Use Classes

Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987.

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 property benefits from mains electricity and water. Drainage via cesspit.

Equipment

A full range of woodworking machinery and equipment is available for sale by separate negotiation.

Asking Price

Freehold asking price of £695,000 excl.

Business Rates

We have made online enquiries of the Valuation Office which confirms the following Rateable Value:

Rateable Value (1 April 2023): £22,500

Multiplier for 2023/24 - 0.535

Rates Payable - £12,037.50

However, we would advise all interested parties to make their own enquiries with the Vale of Glamorgan Local Authority in this regard for confirmation.

VAT

All prices and rents are quoted exclusive of VAT if applicable.

EPC Rating

EPC Rating TBC.

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 documents requested.

Arrange a Viewing

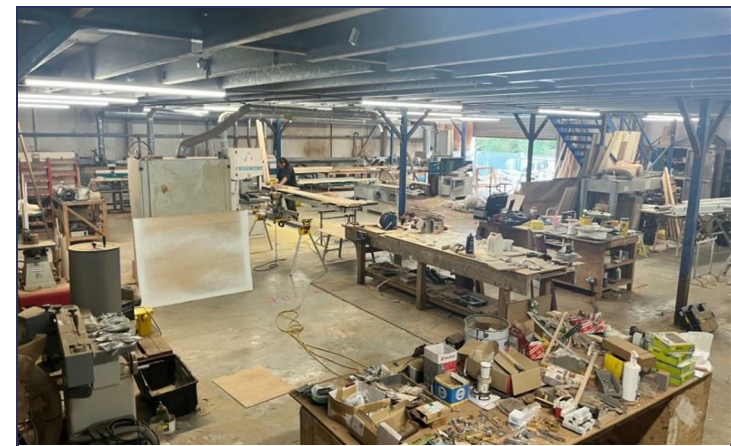
Strictly by appointment only with the sole agents Harris & Birt. Please contact our office or email commercial@harrisbirt.co.uk to arrange a viewing appointment.

Contact: Richard Harris BSc (Hons) MRICS or Kelly Lakin BSc (Hons) in the Land & Commercial team.
commercial@harrisbirt.co.uk

Brochure Created 23rd October 2023 - Ref: ICW 26

Local Authority

Vale of Glamorgan County Borough Council.







HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

65 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

01446 771777 cowbridge@harrisbirt.co.uk

02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

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

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

