



**Unit A**

**Unit B**

**Unit C1**

**Unit C2**

**Unit D**

Commercial

**hrt**  
herbert r thomas

incorporating  
**rawlins  
& madley**

TO LET

Prominent Roadside Units

Cardiff Road

BARRY

CF63 2QW



# Cardiff Road Trade Park, Barry, CF63 2QW

Annual Rental of starting from  
£6,000 per annum excl.



## Location

The property is situated on the A4055 Cardiff Road at the roundabout junction with Ffordd y Milleniwm and the Gladstone Road Railway Bridge in the Cadoxton area of Barry. Cadoxton railway station is located nearby.

Cardiff City Centre is approximately 8.5 miles away and the M4 Motorway (Junction 33) is circa 7.5 miles to the north.

Nearby occupiers include; IMO Car Wash, Robert Price Builders Merchants, Barry Veterinary Centre, Greggs, Howdens and Screwfix.

The location is exceptionally busy with Cardiff Road being a main connection road to Barry town centre, docks and Barry waterfront.

## Description

Prominently situated roadside business units, that have recently been fully refurbished.

The site is available as a whole or can be divided into individual units available to let.

The majority of the property is enclosed with secure metal fence along the boundary, while the site is newly surfaced with tarmac.

The former car sales showroom (Unit A) is a detached unit under a mono-pitched roof and provides a showroom area, plus office and storage.

The main building is detached under a pitched roof and provides business units/workshops with ancillary offices.

## Car Parking

There are 19 allocated car parking spaces, available on a pro rata basis for each unit, based on the floor area.

## Accommodation

	sq.m	sq.ft
Unit A	141	1,520
Unit B	70	755
Unit C (1)	50	540
Unit C (2)	131	1,410
Unit C (2) 1st floor	86	925
Unit D	74	800
Total GIA	552	5,950

## Services

It is understood that mains electric and water is available to the property.

A three-phase electricity supply is connected to the main building.

All interested parties must satisfy themselves regarding the location and capacity of all services, sewers and their adequacy to serve the property.

## Rent

Unit A	16,000 per annum excl
Unit B	£9,000 per annum excl
Unit C (1)	£6,000 per annum excl
Unit C (2)	£16,500 per annum excl
Unit C (2) 1st floor	(inc. in above)
Unit D	£9,500 per annum excl

Rents are exclusive of estate service charge which is estimated at £0.90 per sq ft

## Anti-Money Laundering (AML) Regulations

Tenants will be required to provide relevant information to satisfy the agents AML statutory requirements when Heads of Terms are agreed.

## VAT

All figures quoted are exclusive of VAT.

## Legal Costs

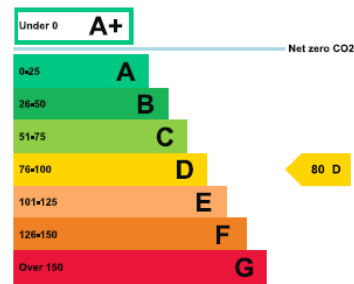
Each party is to be responsible for their own legal costs incurred in the transaction.

## Business Rates

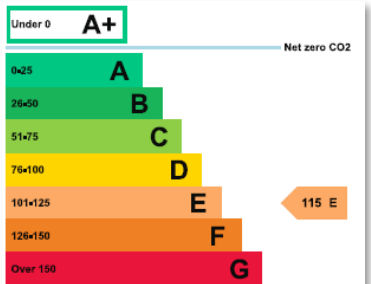
The tenants will be responsible for any business rates applicable to the units. A new application will be made to assess the rateable values of each newly created business unit. Interested parties are advised to make their own enquires to the Vale of Glamorgan Council Business Rates Department.

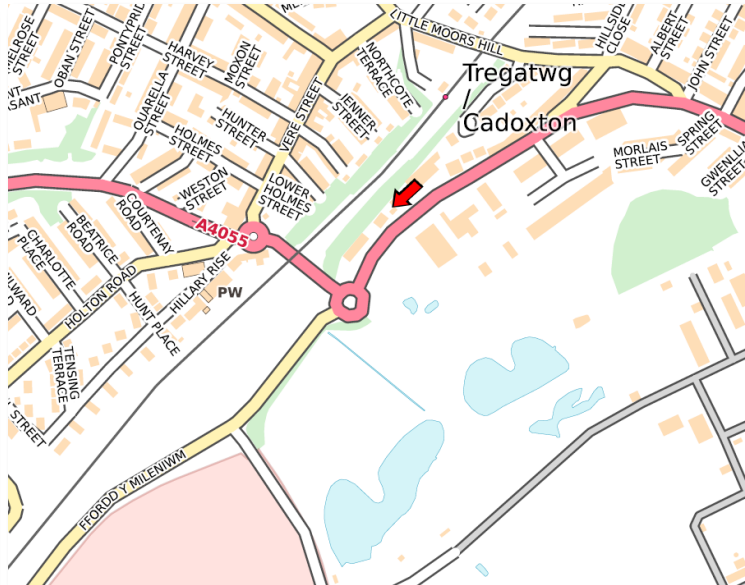
## EPC

### Unit A:



### Units B to D:





## Viewing Arrangements

Strictly by appointment through the letting agents.

Contact: Will Gamlin

Tel: 02922 671555

Email: [williamgamlin@hrt.uk.com](mailto:williamgamlin@hrt.uk.com)

[hrt.uk.com](http://hrt.uk.com)

## Commercial

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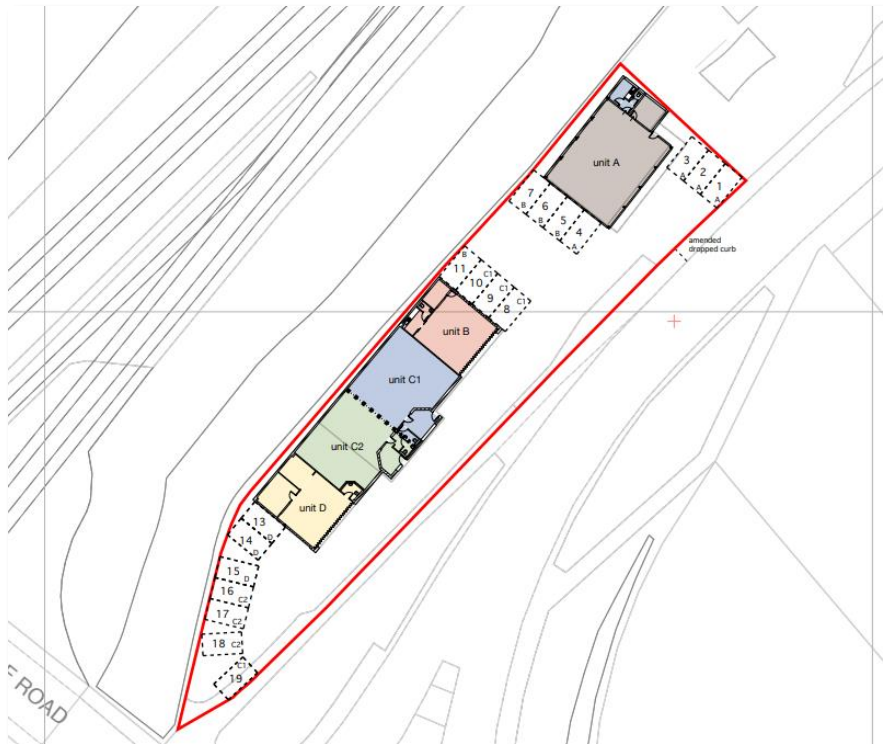
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These particulars are believed to be accurate, but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.