

# The Stables, Castleland Street, Barry.

CF63 4LL

To Let



Estate Agents and  
Chartered Surveyors

From £450pcm



## SERVICED OFFICE SUITES TO LET

- All Inclusive Rents
- Flexible Terms

# Property Description

A former stables converted into serviced office space comprising spot and wall mounted lighting, plastered walls/ceilings and wood laminate flooring. The building benefits from electric gates and security fob entrance systems.

**Tenure**

**Freehold**

**Energy Efficiency Rating**

**37 : B**

**Floor Area Total**

**65.6 sq m (706 sq ft)**

**Viewing**

**By appointment only**

## Location

Barry is a seaside town overlooking the Severn estuary within the Vale of Glamorgan.

The subject property is situated to a prominent position on Castleland Street, within close proximity to the retail/commercial centre of Barry, which is situated along Holton Road being the main retail/pedestrianised street, located to the fringe of Barry Town Centre

## Accommodation

Office Suite 1	28.8 sq.m.	(310 sq.ft.)
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Office Suite 2	36.8 sq.m.	(396 sq.ft.)
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**TOTAL FLOOR AREA AVAILABLE:**

**65.6 sq m (706 sq ft)**

## Tenure/Terms

The accommodation is available on an all-inclusive basis for a flexible term to be negotiated.

There is also an opportunity to hire desk space by the hour, half-day or day.

Further information available upon request.

## Energy Performance Certificate

The subject property has an EPC rating of:

**Energy Efficiency Rating**

**37 : B**

Copy certificate available on request.

## Rateable Value

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## VAT

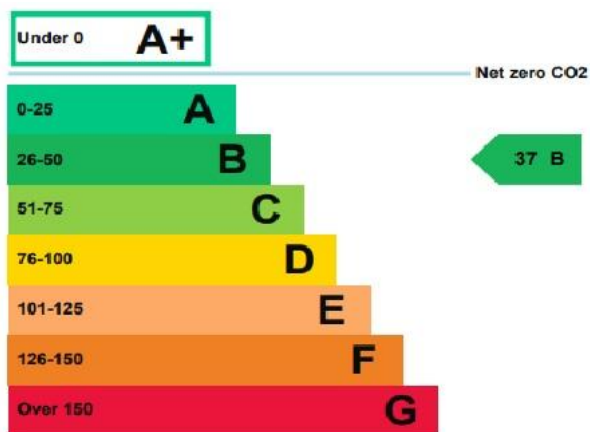
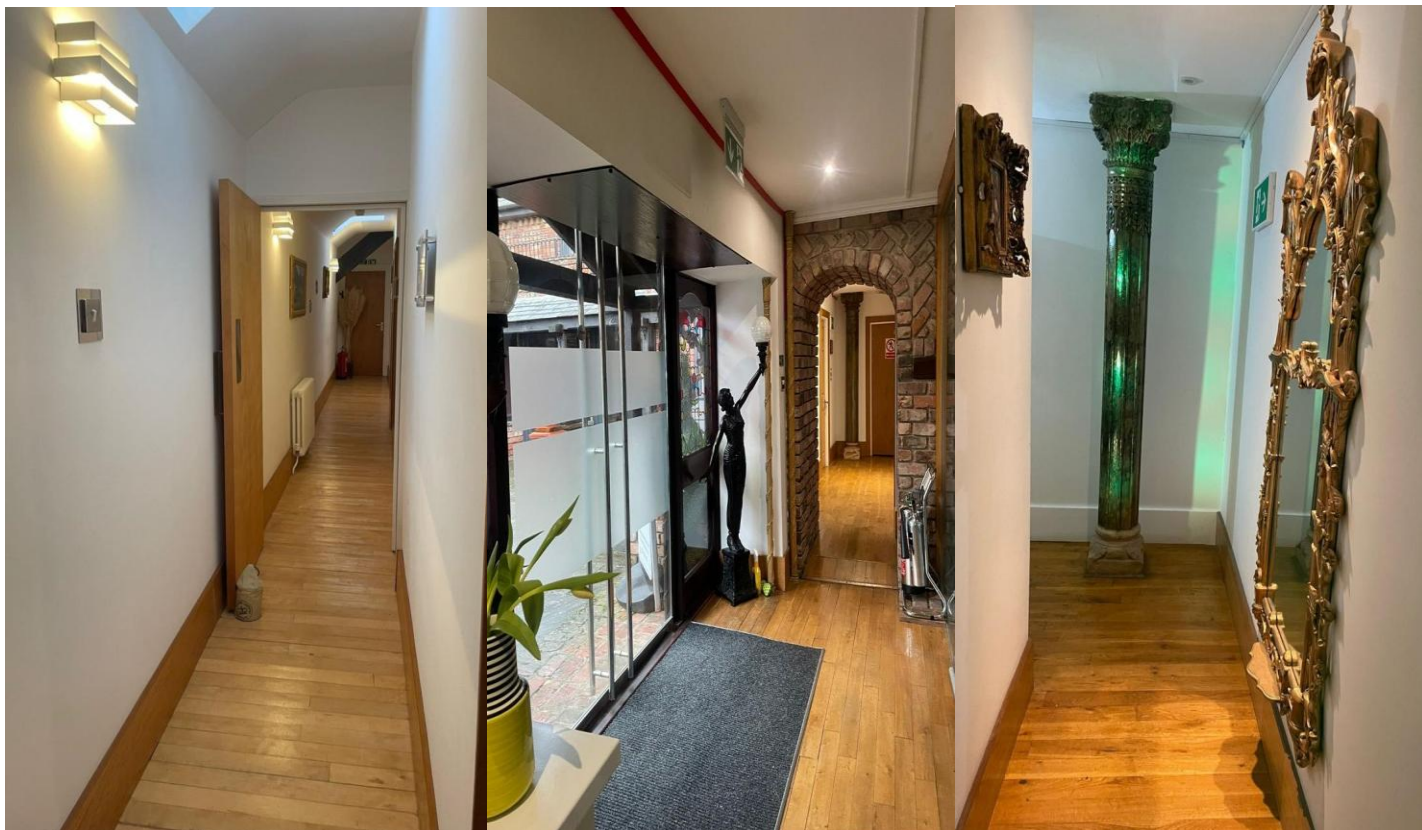
All figures are quoted exclusive of V.A.T. where applicable.

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Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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