# JeffreyRoss



## **COMMERCIAL PROPERTY**

### **PROPERTY ADDRESS:**

UNIT 15B + LAND TO REAR, ATLANTIC TRADING ESTATE, BARRY, VALE OF GLAMORGAN, CF63 3RF

## DESCRIPTION

Industrial warehouse with generous parking on Atlantic Trading Estate, Barry. A substantial 9,135 square feet (948 square meters gross), providing ample space for various industrial activities and nestled within roughly 1.6 acres of land offering room for expansion or outdoor storage.

Unit 15B is currently occupied by several businesses: The property currently houses a gym, a workshop, and office space. Convenient pedestrian access and vehicle access by the 3x full height roller shutter doors that remain in situ. The land to the rear has a planning application submitted for two detached light industrial units that has the potential to be redeveloped in future.

## **Opportunity Awaits:**

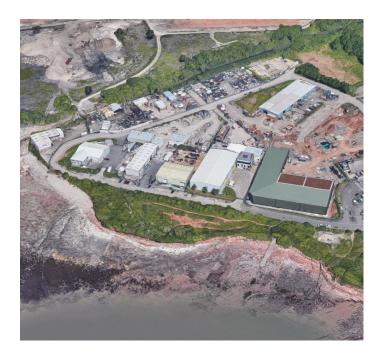
This versatile industrial warehouse offers a canvas for growth, whether you're expanding your business or seeking a solid investment. With its generous size, prime location, ample parking, and pending development plans, it's a compelling proposition for business owners and investors alike.



Aerial shot of the property located on Atlantic Trading Estate

## **LOCATION**

Situated within the renowned Atlantic Trading Estate, this warehouse enjoys a strategic position in the heart of Barry's industrial hub. Proximity to major transport routes, including the B4267 and the A4055, Junction 33 of the M4 Motorway which is approximately 8 miles North of the property and accessible via the A4050 and the A4232 dual carriageway.







Plans for identification only

## **CURRENT RENT SCHEDULE**

Below is the current rent schedule for the property which indicates current tenants, rental amount per annum/month, lease terms and commencement dates.

CURRENT RENT SCHEDULE FOR UNIT 15B ATLANTIC TRADING ESTATE				
Tenants	Rental Amount (£ per annum)	Rental Amount (£ per month)	Lease Terms	Commencement Date
Tenant 1	£24,000	£2,000	TBC	Suggested 3 years
Tenant 2	£24,000	£2,000	5 years	1st January 2022
Tenant 3	£9,900	£825	3 years	1st January 2022
Tenant 4	£7,200	£600	3 years	1st January 2022
Tenant 5	£480	£40	Rolling	20th October 2022
Tenant 6	£2,400	£200	5 years	1st January 2022
Tenant 7	£13,200	£1,100	Rolling	1st March 2023
Tenant 8	£4,320	£360	Rolling	1st August 2023
RENT TOTALS (£)	£85,500	£7,125		

## **ADDITIONAL INFORMATION**

- **Substantial Parking** Parking is included, ensuring convenience for employees, clients and deliveries (see pictures on next page).
- **Investment Potential** The property represents an ongoing investment opportunity.
- **Planning Application** A planning application is pending for the construction of two detached light industrial units, totalling an impressive 24,000 square feet approximately. Subject to various consents.
- **Temporary Units** Additionally, two temporary units are currently rented at the rear of the property until such time the planning is granted.

## **PHOTOGRAPHS OF PROPERTY**

Here are some external and internal photographs of Unit 15B & land to rear of Atlantic Trading Estate.



Aerial shot of the property

Outside the property



Unused land at the property

Meeting room



Office area Kitchen area

## **SERVICES**

The property benefits from mains services including electricity, water and drainage. Interested parties advised to make their own enquiries to the utility operators.

### **TENURE**

Freehold.

## **SALE TERMS**

The property is available for sale as ongoing investment. The quoting price is: £1,200,000

## **EPC**

Energy Performance Certificate Rating 'D'. A copy of the certificate is available upon request.

#### **VAT**

VAT will be payable on all costs.

## **VIEWINGS & ENQUIRIES**

Strictly via prior appointment. To arrange a viewing on this property, please contact:



Ross Hooper-Nash Director Tel: 02920 499680

Email: ross@jeffreyross.co.uk

#### **IMPORTANT NOTICE**

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