



## 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   |
| <b>RENT TOTALS (£)</b>                                     | <b>£85,500</b>              | <b>£7,125</b>               |             |                   |

## 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@jeffreycross.co.uk](mailto:ross@jeffreycross.co.uk)

### IMPORTANT NOTICE

JeffreyRoss gives notice to anyone who may read these particulars as follows:

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any ideas, measurements or distances referred to herein are approximate only.
6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
7. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an option and not by way of statement of fact.

Jeffrey Ross