

# The Overview

Property Name:  
**Cardiff Road, Barry**

Price:  
**£2,500 Per Calendar Month**

Qualifier:  
**Per Calendar Month**



## The Bullet Points

- Approx. 3,051 sq ft (283.49 sq m)
- Two large roller shutter loading doors
- Two ground floor office rooms
- Modern fitted kitchen
- Excellent decorative order throughout
- Modern industrial / warehouse unit
- Excellent internal height
- Additional first floor office
- WC facilities
- Available immediately



# The Main Text

Approx. 3,051 sq ft (283.49 sq m)

A rare opportunity to lease this immaculate industrial/warehouse unit, presented in excellent condition throughout and available for immediate occupation.

The property benefits from two large roller-shutter access doors, providing excellent access for deliveries, storage, manufacturing, trade-counter use, or a variety of commercial operations. Internally, the unit offers a spacious open-plan warehouse with generous eaves height, modern office accommodation, kitchen facilities and WC amenities.

The office accommodation comprises two spacious ground-floor offices, a first-floor office, a fitted kitchen, and bathroom facilities, creating a practical and professional working environment.

Located within an established commercial area, the unit offers excellent accessibility and is ready for immediate use with minimal tenant fit-out required.

## Accommodation

Warehouse / Storage Space  
Two Ground Floor Offices  
First Floor Office  
Kitchen Facilities  
WC Facilities  
Suitable Uses

Subject to the necessary consents, the property may suit:

## Storage & Distribution

## Vehicle Storage

Light Industrial Use  
Trade Counter Operations  
E-commerce Fulfilment  
Workshop Premises  
General Commercial Occupation

Available Now

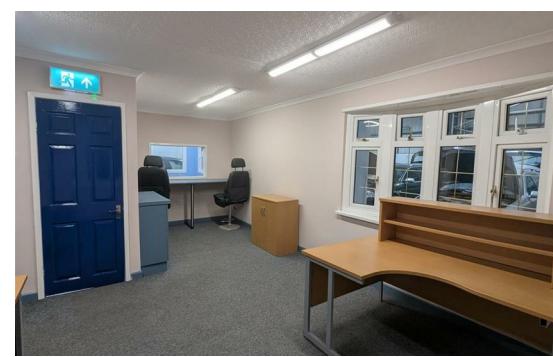
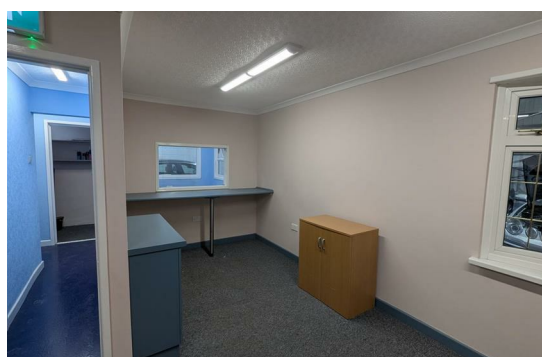
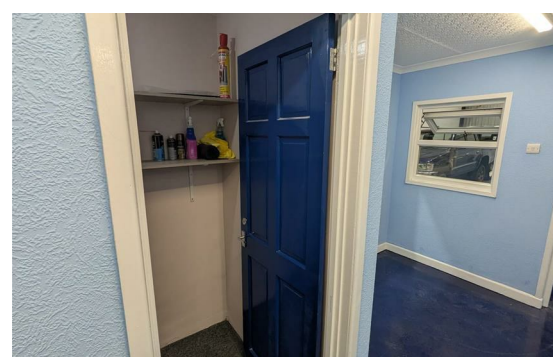
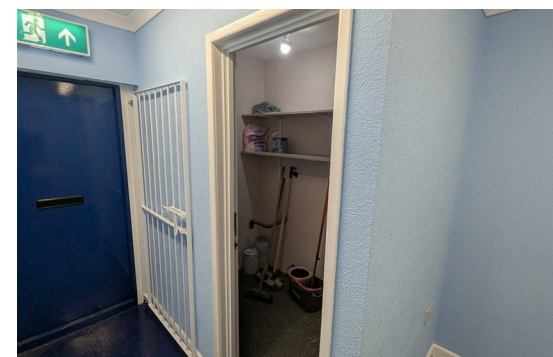
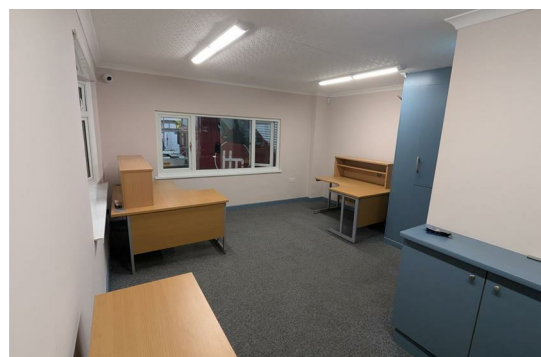
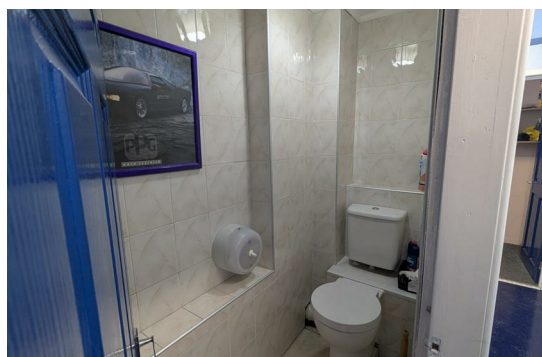
Viewing Strictly By Appointment Through Conrad Estate Agents.

The property is available immediately on a new 5-year commercial lease, with 3 months' rent payable upfront to secure the lease.

Business rates £803 per year

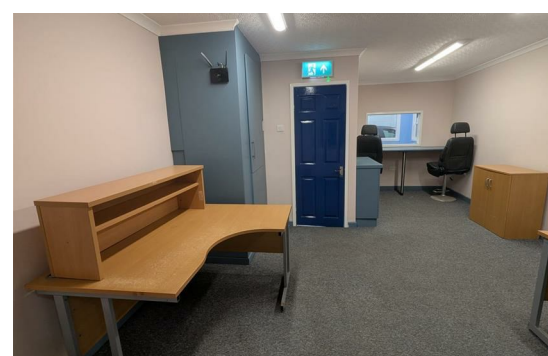
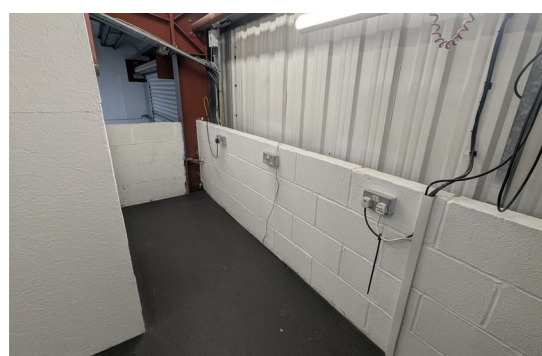
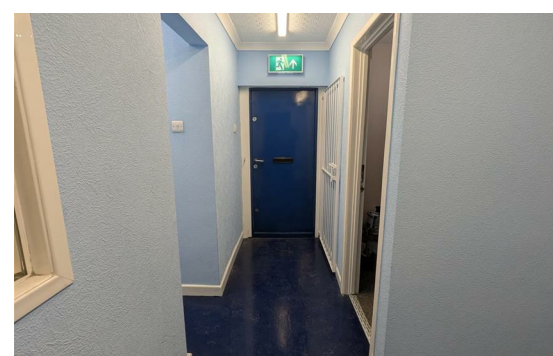
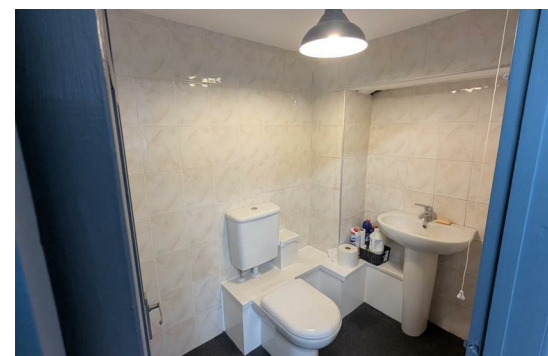
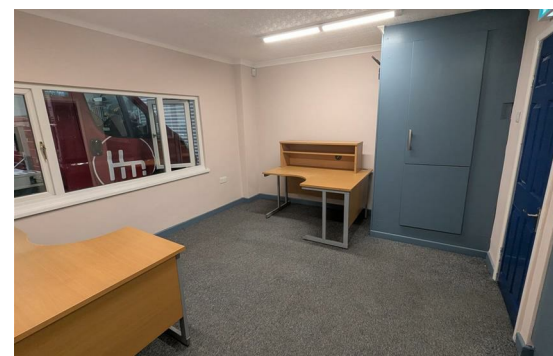
# The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.



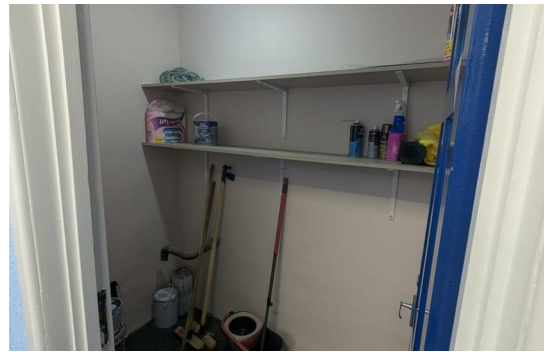
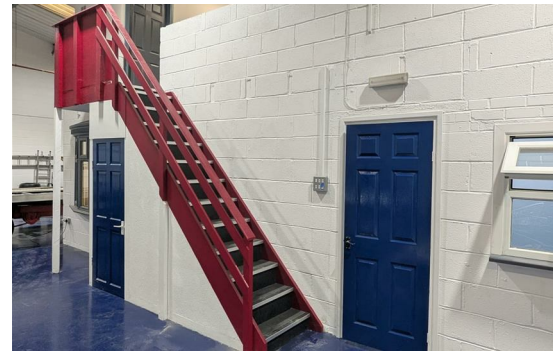
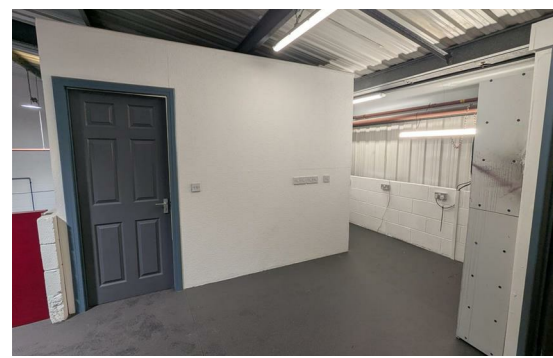
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