The Overview

Property Name:
Cardiff Road, Barry



Price:
£2,200 Per Calendar Month

Qualifier:
Per Calendar Month

nu nu nu EPC E

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
- Plus Vat
- 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 and a variety of commercial operations. Internally, the unit offers a spacious open-plan warehouse with generous eaves height and three-phase power outlets, complemented by modern office accommodation and staff amenities.

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

Security features include a remote alarm system, exterior floodlights and CCTV both inside and outside the premises. Staff and customer parking further enhances the unit's convenience.

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

Suitable Uses
Subject to the necessary consents, the property may suit:

Storage and 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.

Business Rates
Business Rates may be payable, although some occupiers may still qualify for relief depending on their individual circumstances. Interested parties are advised to make their own enquiries with the relevant Local Authority to confirm their Business Rates liability and eligibility for any available reliefs.

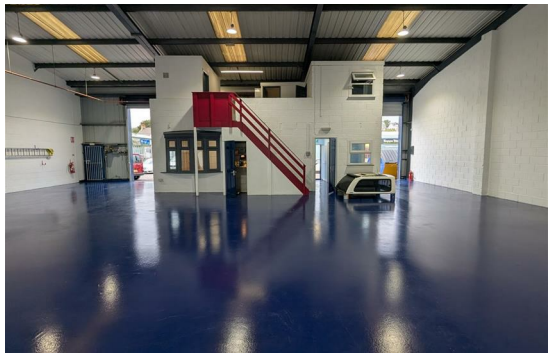
Lease Terms
A new 5-year lease is preferred, subject to contract. To secure the premises, the successful tenant will be required to pay three months' rent in advance and any applicable legal costs.

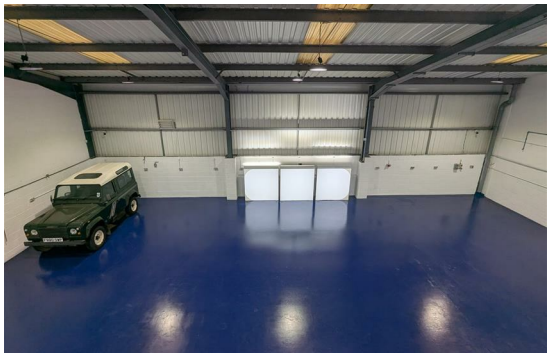
Permitted Use
The premises are considered suitable for a variety of retail, office and service-based businesses, subject to any necessary planning permissions and landlord approval. Prospective tenants are advised to satisfy themselves that their intended use is appropriate before entering into any agreement.

Additional Terms
Plus VAT

The Photographs

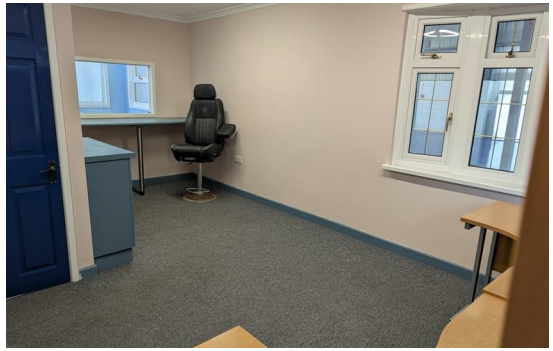
We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.



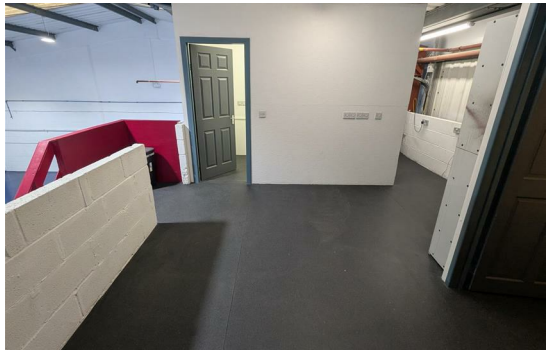
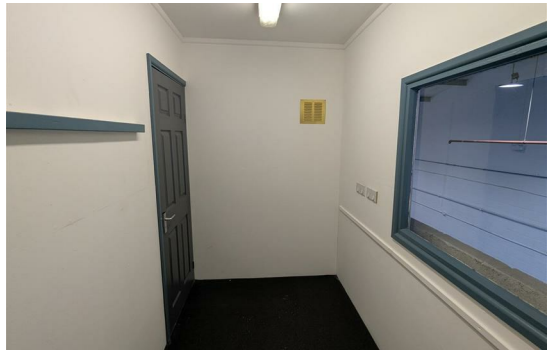
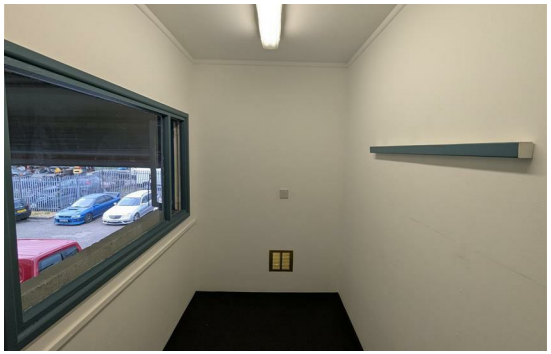


The Photographs

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.










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.



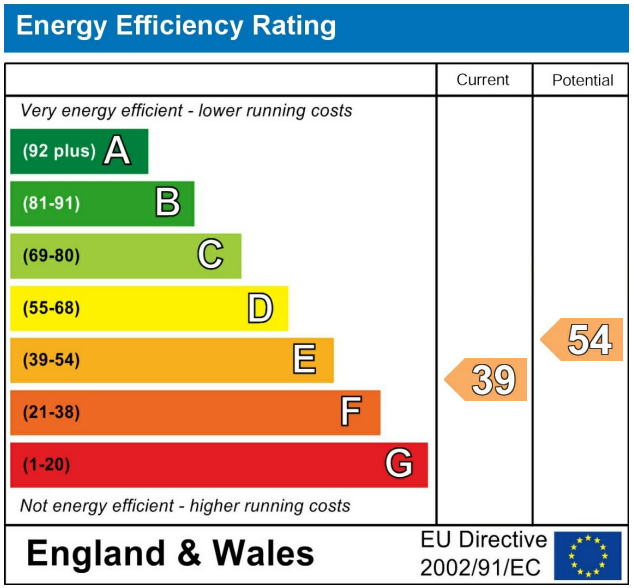






The Photographs

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.



CONRAD ESTATE AGENTS