

Industrial, Retail, Trade Counter
3,428 sq ft (318.47 sq m)



TO LET

Prominent industrial /trade unit,
Barry, **CF63 2QW**

Prominent roadside location - refurbished and immediately available

- Prominent roadside property
- Refurbished mid-terrace unit
- Large external forecourt / yard - fenced and new tarmac surface
- First floor storage in addition - circa 1,046 sq ft
- 5 No. allocated car parking spaces
- New key point...



Size

3,428 sq ft (318.47 sq m)

Rent

£15,000 per annum

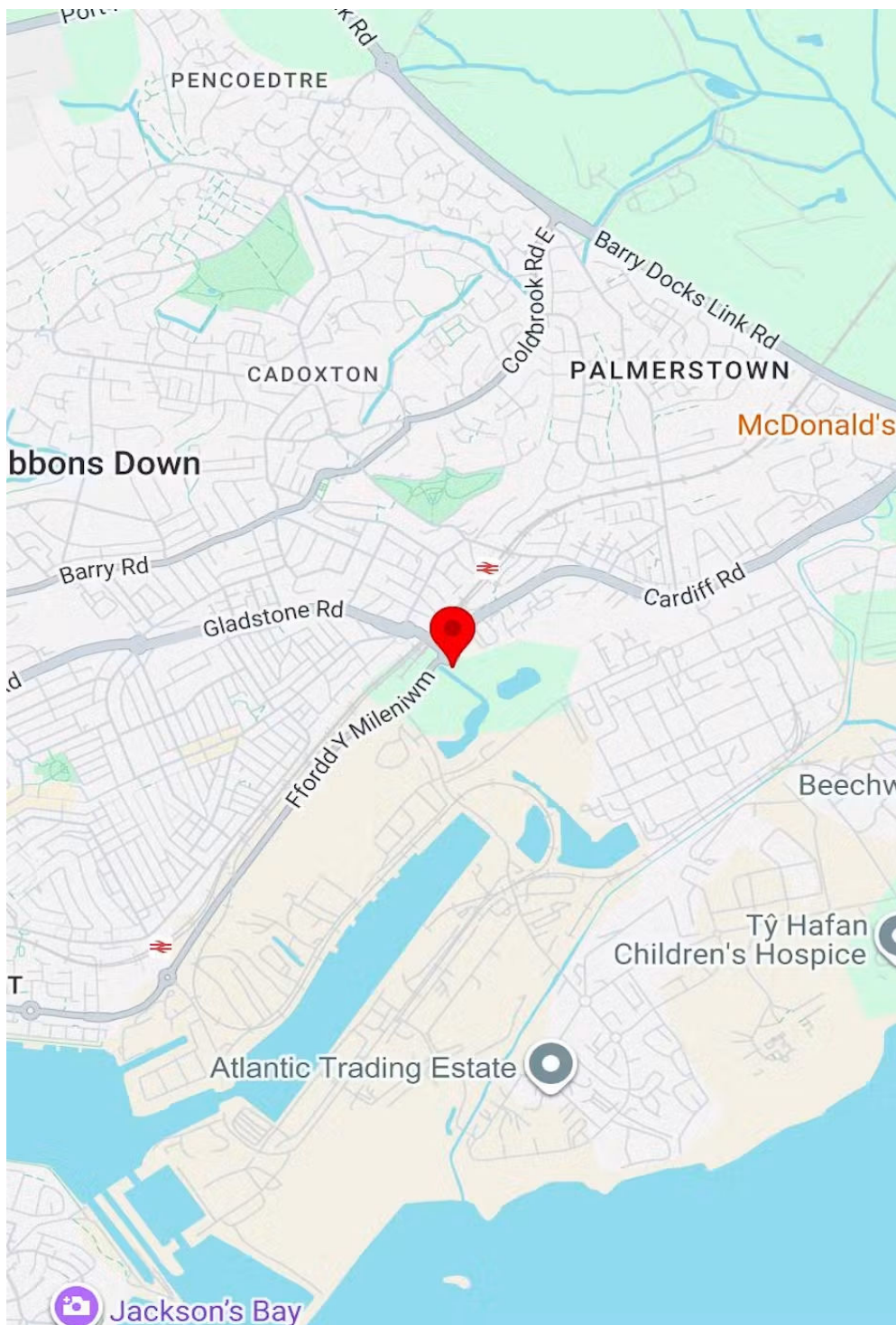
Location

The property is located within a prime trade / commercial area of Barry.

The property is situated on the A4055 Cardiff Road at the roundabout junction with Ffordd y Milleniwm and the Gladstone Road Railway Bridge in the Cadoxton area of Barry. Cadoxton railway station is located nearby Cardiff City Centre is within approximately 8.3 miles and the M4 Motorway (Junction 33) is within approximately 7.5 miles to the North.

Nearby occupiers include; IMO Car Wash, Robert Price Builders Merchants (opposite), Exhaust, Tyre & Battery Garage, Barry Veterinary Centre, Greggs, Howdens and Dow Silicones UK.

The location is exceptionally busy with Cardiff Road being a main connection road to Barry centre, Barry Docks, Barry Waterfront and the surrounding industrial areas.



Description

The property was formerly a car sales showroom and vehicle rental and storage facility. The majority of the property is enclosed with secure metal fence and gates and has been refurbished to include new LED lighting, WC's and new tarmac surface externally. The unit has also been decorated throughout.

The property/site would suit a variety of occupiers and offers development opportunities subject to obtaining the relevant planning permission

Specification



EPC: EPC exempt -
Currently being
constructed or
undergoing major
refurbishment

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Industrial / Trade	1,340	124
1st Floor	1,046	97
TOTAL	2,386	222

The accommodation comprises the following areas:



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Viewings

Please contact Jenkins Best for additional information or to arrange a viewing.

Terms

New Lease available for a term of years to be agreed.

Rent

£15,000 per annum

Lease Terms

New Lease

Business rates

Rates Payable: To be re-assessed

Service charge

£1 per sq ft Service charge covers maintenance of external areas including building

Legal Costs

Each party to bear their own costs

EPC

EPC exempt - Currently being constructed or undergoing major refurbishment

VAT

Applicable

Availability

Available Immediately



Contact

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