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Industrial

3,124 sq ft (290.23 sq m)



TO LET

Unit 16, Ty Verlon Industrial Estate, Barry, CF63 2BE

AVAILABLE NOW - Industrial / Trade Unit To Let on popular estate (3,124 sq ft) Reduced Rent & Flexible Terms (until end of 2026)

- Established trade / industrial / warehouse location
- Excellent road links
- Office Content
- 1x Roller shutter door 3.5m (w) x 2.9m (h)
- Minimum eaves height 4.5 m
  Maximum eaves height 5.95 m
- LES to be Installed
- 3 Phase power
- 24 Hour access
- 4 car parking spaces
- Adjacent occupiers include Screwfix, City Electrical Factors & Edmundson Electrical

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Size

3,124 sq ft (290.23 sq m)

Rent

£17,964 per annum to 31/12/26.
£26,000 per annum from 1/01/27.
Rent to be increased by 3% per annum on any leases of 5 years or below

Location

Ty Verlon Industrial Estate is strategically positioned within a highly sought-after commercial hub, conveniently located just off Cardiff Road.

This prime industrial estate benefits from excellent accessibility, 2 miles east of Barry town centre, providing easy access to local amenities and services. It lies 7 miles west of Cardiff, the capital city of Wales, offering significant advantages for businesses requiring proximity to a major urban centre.

The estate enjoys excellent transport links, with Jct 33 of the M4 motorway located roughly 7 miles away via the A4232.

Occupiers in close proximity include Screwfix, City Electrical Factors, Edmundson Electrical, Castle Plumbing and The Plumb Centre.

Connectivity

Road

M4 (Jct 33)	7 miles
A4055	0 miles

Train Stations

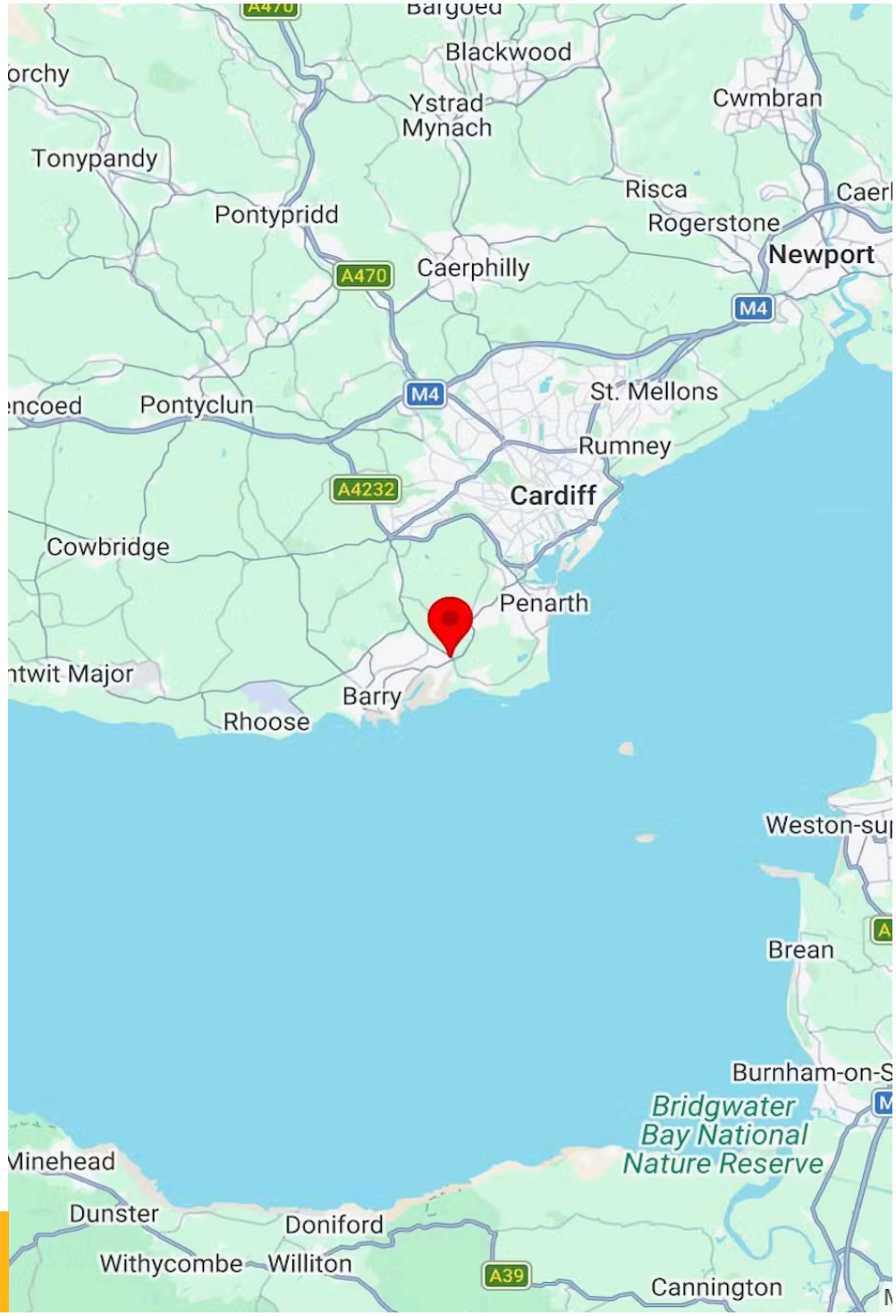
Barry Train Station	3 miles
Barry Island Station	3.1 miles

Airports

Cardiff Airport	5 miles
Bristol Airport	60 miles

Cities

Cardiff	7.3 miles



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Description

Unit 16 Ty Verlon is a well-positioned light industrial / trade / units located off Cardiff Road, Barry within a well established trade location.

The units are built of a steel portal frame construction with part brick and part steel sheet clad elevations under a pitched roof. The unit benefits from LED lighting, roller shutter door and three phase electric.

- Steel portal frame construction with part brick and part steel sheet clad elevations under a pitched roof
- Minimum eaves height 4.5 m
- Maximum eaves height 5.95 m
- 1x Roller shutter door 3.5m (w) x 2.9m (h)
- WC facilities
- Office content
- Separate pedestrian entrance with security shutter
- 3x Car parking spaces to front
- New LEDs
- 3 Phase power

Specification

EPC: D (93)

Minimum clear internal height (m): 4.5

Lighting Type: LED

Car Parking

Loading Doors (Surface level): 1

Maximum clear internal height (m): 5.95

Kitchen



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Sat Nav. **CF63 2BE**

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Viewings

Please contact Jenkins Best or our joint agents Knight Frank

Terms

Unit 16 Ty Verlon are available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed. Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request

Rent

£17,964 per annum to 31/12/26. £26,000 per annum from 1/01/27. Rent to be increased by 3% per annum on any leases of 5 years or below

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £17,500
Rates Payable: £8,785 per annum Based on April 1st 2026 Valuation

Service charge

£3,124 per annum Budget Year End Sept 2026

Insurance

£2,025.46 per annum Insurance premium for year ending June 2026

Legal Costs

Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable

EPC

D (93)

VAT

Applicable

Availability

Available Immediately

Contact

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Tom Rees
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tom@jenkinsbest.com

Agencies

Knight Frank (Joint Agent)

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033
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For further information, please contact joint agents - Knight Frank

Regulated by RICS

Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.
All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisty itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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All terms quoted exclusive of VAT unless otherwise stated.

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In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.

07/09/2026