

# Ty Verlon Industrial Estate

Barry, CF63 2BE

Warehouse | 2,060 – 28,980 ft<sup>2</sup>



Roller shutter door



24-hour access



LED lighting

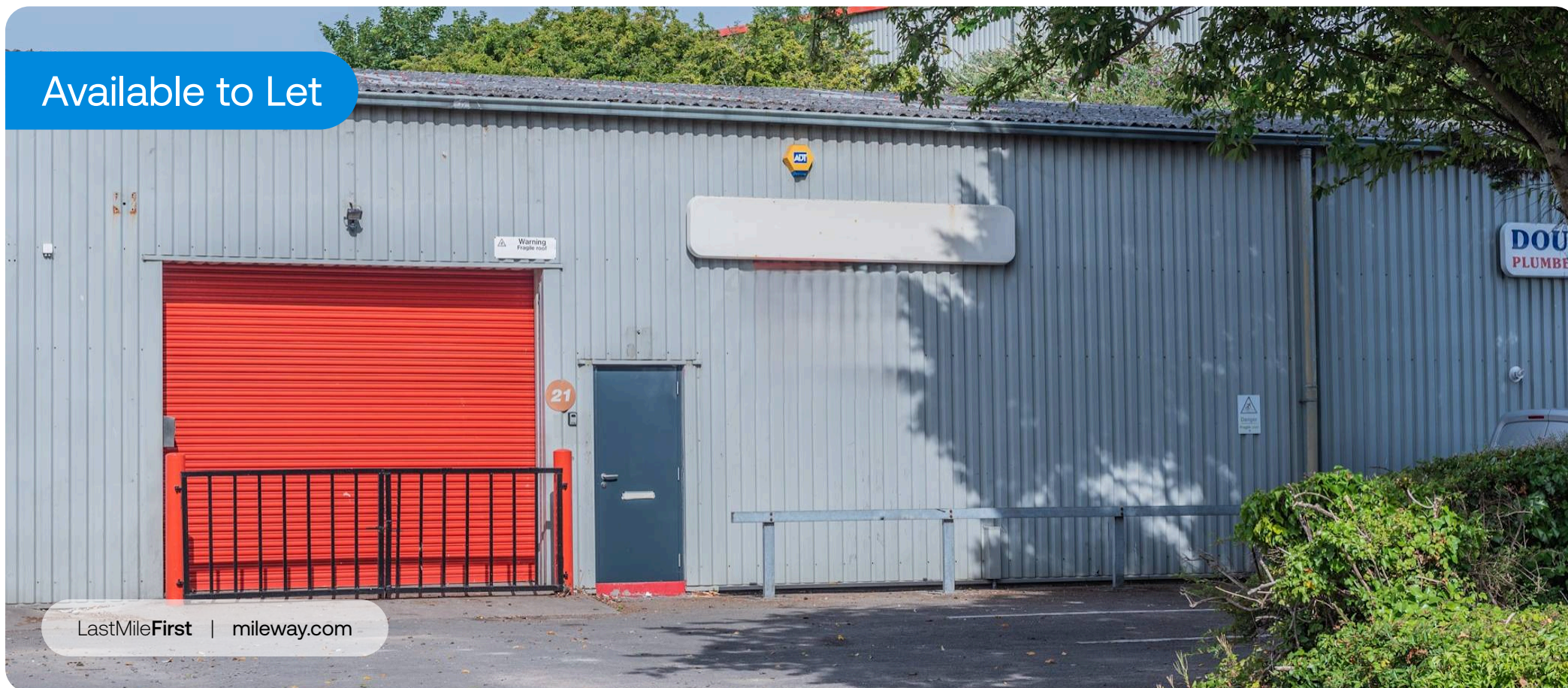


Three phase power

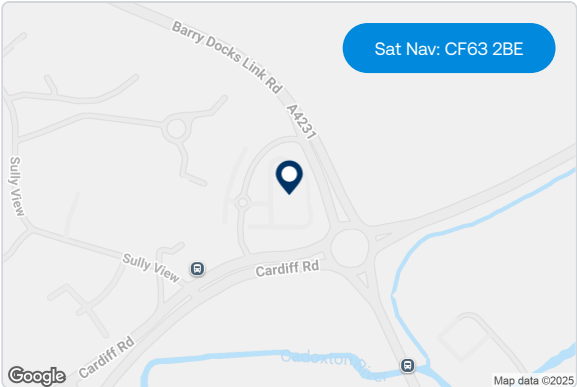


To be refurbished

Available to Let



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## Description

These well-positioned terraced light industrial / trade / warehouse units are located off of 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. Externally, car parking is provided to the front with access provided off the estate road. The units benefit from LED lighting, roller shutter door and three phase electric.

## Location

Ty Verlon Industrial Estate is situated in a prime trade area located off of Cardiff Road on the Eastern entrance to Barry. The Estate is situated 2 miles east of Barry town centre and 7 miles to the west of Cardiff. Junction 33 of the M4 is approximately 7 miles via the A4232.

## Further information

<b>EPC</b> Units 2-3 : D, Units 4-5 : D, Unit 21 : C, Unit 24 : E, Unit 25 : D	<b>Rent</b> Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	<b>Terms</b> Available on new full repairing and insuring leases.	<b>Legal costs</b> All parties will be responsible for their own legal costs incurred in the transaction.
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[Book a viewing](#)

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
2 - 3	Warehouse	5,966	Immediately	POA
4 - 5	Warehouse	6,340	Immediately	POA
2 - 5	Warehouse	12,306	Immediately	POA
21	Warehouse	2,094	Immediately	1,310
24	Warehouse	2,080	Immediately	1,300
25	Warehouse	2,060	Immediately	1,290
24 - 25	Warehouse	28,980	Immediately	2,415
Total		59,826		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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