

Ty Verlon Industrial Estate

Barry, CF63 2BE

Warehouse | 2,060 - 28,980 ft²



Roller shutter door



24-hour access



LED lighting



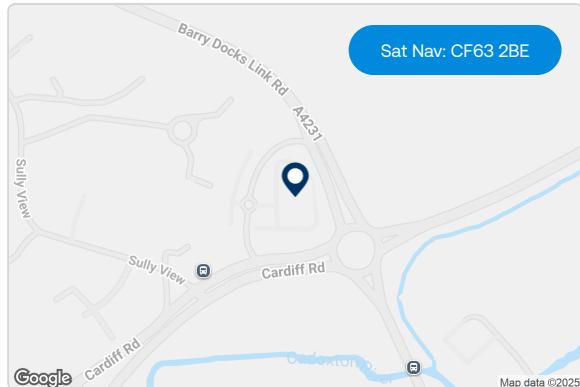
Three phase power



To be refurbished

Available to Let





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.

Further information

EPC
Units 2-3 : D, Units 4-5 : D,
Unit 21 : C, Unit 24 : E, Unit
25 : D

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

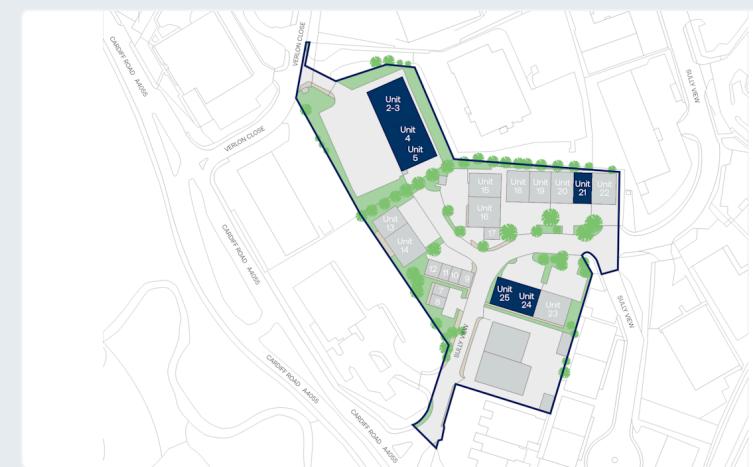
Book a viewing

James Moriarty-Simmonds
Mileway
walesandsouthwest@mileway.com
0292 168 0815

Rhys Price
Knight Frank
rhys.price@knightfrank.com
07974 366 099

Neil Francis
Knight Frank
neil.francis@knightfrank.com
07766 511 983

Kate Maffey
Knight Frank
Kate.Maffey@knightfrank.com
07977 759 501



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.