

# Ty Verlon Industrial Estate

Barry, CF63 2BE

Warehouse | 2,060 - 12,306 ft<sup>2</sup>



Roller shutter door



24-hour access



LED lighting

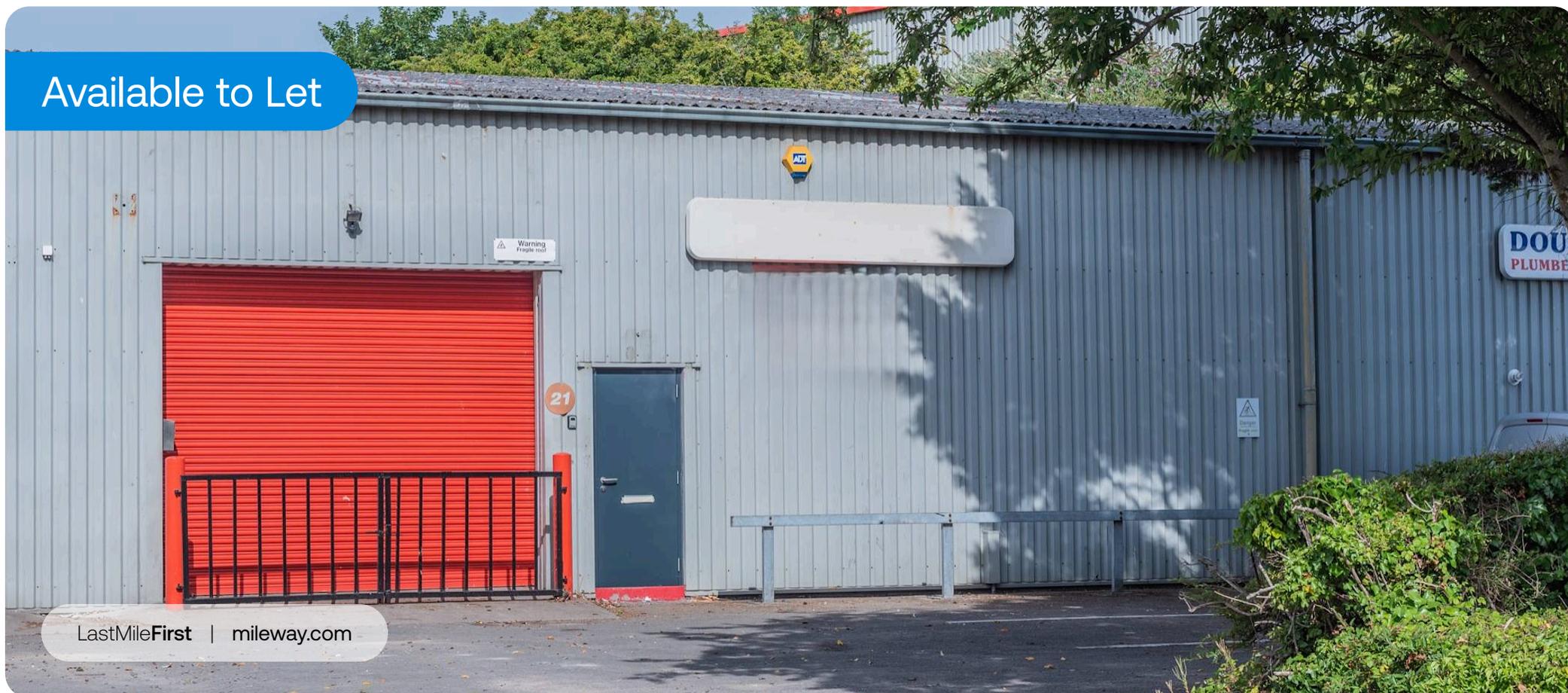


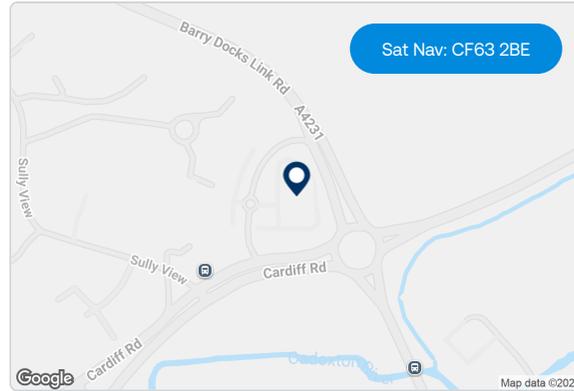
Three phase power



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.

## 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.



## 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	Under offer	1,310
24	Warehouse	2,080	Immediately	1,300
25	Warehouse	2,060	Immediately	1,290
24 - 25	Warehouse	4,140	Immediately	2,415
Total		34,986		

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.

[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

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

**Mileway**