

# Ty Verlon Industrial Estate

Barry, CF63 2BE

Warehouse | 2,060 - 2,080 ft<sup>2</sup>



Roller shutter



24 hour access

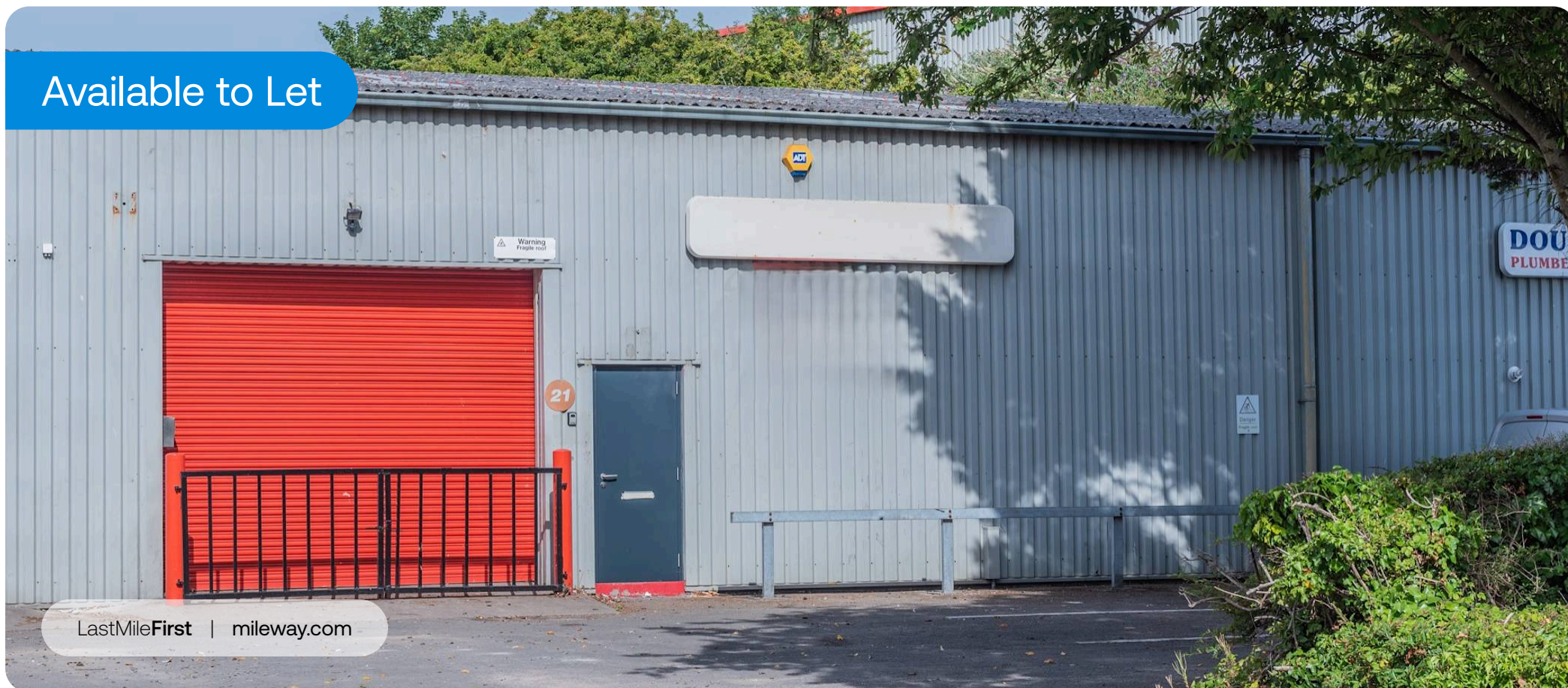


LED lighting

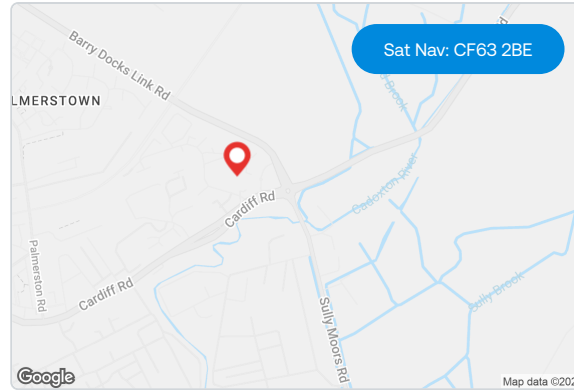


Three phase power

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.

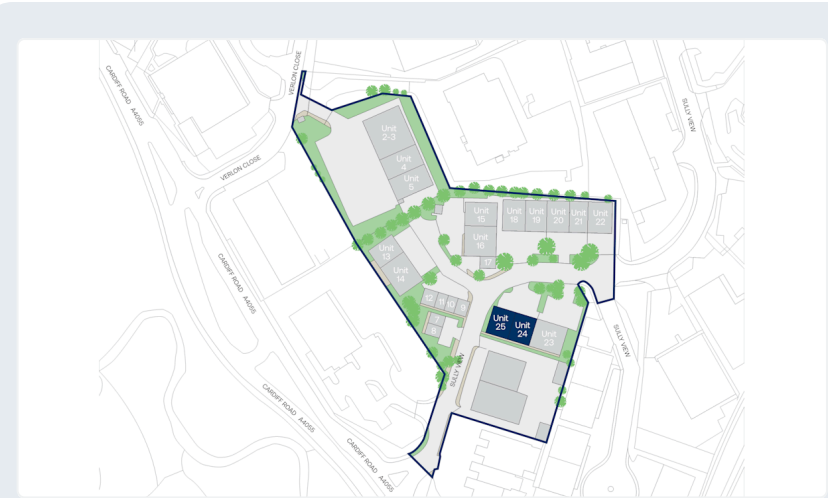
The units are built of a steel portal frame construction with part brick and part steel sheet clad elevations under a pitched roof.

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 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. This motorway connection facilitates efficient travel to and from key regional and national destinations, making this an ideal location for distribution, manufacturing, and other commercial enterprises seeking seamless connectivity. The surrounding area is well established for industrial and trade activities, supporting a vibrant business community and providing ample opportunities for growth and collaboration.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
24	Warehouse	2,080	Immediately	1,300
25	Warehouse	2,060	Immediately	1,290
<b>Total</b>		<b>4,140</b>		

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.

## Further information

### EPC

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](#)

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