

Ty Verlon Industrial Estate

Barry, CF63 2BE

Warehouse | 5,966 - 12,306 ft²



Roller shutter door



24-hour access



LED lighting



Three phase power



To be refurbished



0.4 acre yard

Under refurbishment Q2 2025



Location & Connections

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.





Description

Units 2-5 Ty Verlon are well-positioned terraced light industrial / trade / warehouse units are located off Cardiff Road, Barry within a well established trade location. The units can be configured as a single let (circa 12,300 sq ft) built of a steel portal frame construction with part brick and part steel sheet clad elevations under a pitched roof. The units benefit from LED lighting, roller shutter door and three phase electric. Externally, car parking or yard space is provided with access provided off the estate road. This self contained site offers flexibility on space requirements with a 0.40 acre yard to the front.

The units are available on multiple leases depending on requirements:

Option 1: 'As seen' on short term, flexible leases.

Option 2: Fully refurbished – with 0.40 acre yard - Interest is sought via pre-lets/ agreement for lease.

Refurbishment works will include new profile sheet roof, external elevations redecorated and internal redecoration throughout.

Further information

Rent
Terms and Conditions: 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.

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.



Accommodation:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	Reduced Rent (£)	EPC
2 - 3	Warehouse	5,966	Immediately	497	D
4 - 5	Warehouse	6,340	Immediately	528	D
2 - 5	Warehouse	12,306	Immediately		D, D
Total		24,612			

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[Book a viewing](#)

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