



Prominent industrial /trade unit, Cardiff Road, Barry, CF63 2QW

Prominent roadside location - refurbished and immediately available

Summary

Tenure	To Let
Available Size	2,520 sq ft / 234.12 sq m
Rent	Rent on application
Service Charge	£1 per sq ft Service charge covers maintenance of external areas including building
Business Rates	To be re-assessed
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Key Points

- Prominent roadside property
- Large external forecourt / yard - fenced and new tarmac surface
- Adjoining unit available - could provide an additional 763 sq ft (by separate negotiation)
- Refurbished
- First floor storage in addition - circa 1,046 sq ft

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Summary

Available Size	2,520 sq ft
Rent	Rent on application
Business Rates	To be re-assessed
Service Charge	£1 per sq ft Service charge covers maintenance of external areas including building
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Building insurance premium to be confirmed
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

The property was formerly a car sales showroom and vehicle rental and storage facility. The majority of the property is enclosed with secure metal fence and gates and has been refurbished to include new LED lighting, WC's and new tarmac surface externally. The unit has also been decorated throughout.

The property/site would suit a variety of occupiers and offers development opportunities subject to obtaining the relevant planning permission

Location

The property is located within a prime trade / commercial area of Barry.

The property is situated on the A4055 Cardiff Road at the roundabout junction with Ffordd y Milleniwm and the Gladstone Road Railway Bridge in the Cadoxton area of Barry. Cadoxton railway station is located nearby Cardiff City Centre is within approximately 8.3 miles and the M4 Motorway (Junction 33) is within approximately 7.5 miles to the North.

Nearby occupiers include; IMO Car Wash, Robert Price Builders Merchants (opposite), Exhaust, Tyre & Battery Garage, Barry Veterinary Centre, Greggs, Howdens and Dow Silicones UK.

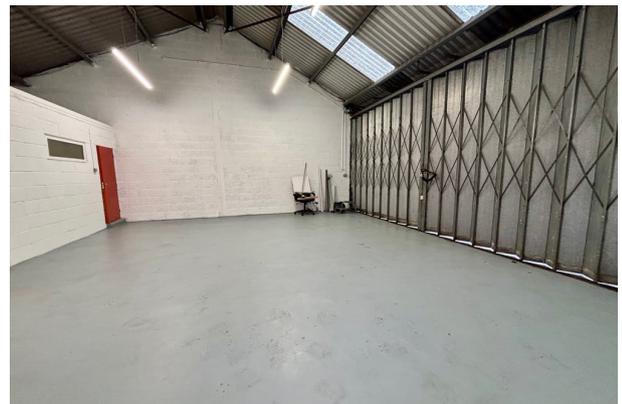
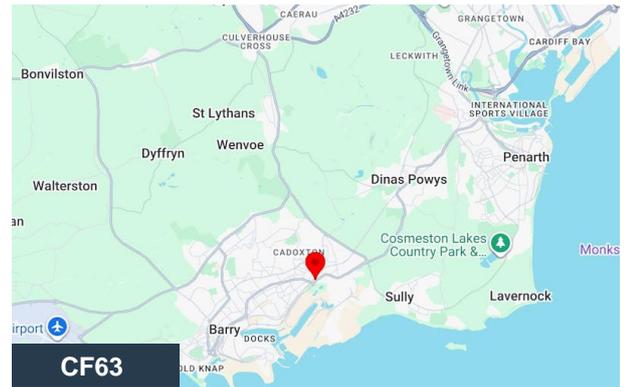
The location is exceptionally busy with Cardiff Road being a main connection road to Barry centre, Barry Docks, Barry Waterfront and the surrounding industrial areas.

Viewings

Please contact Jenkins Best for additional information or to arrange a viewing.

Terms

New Lease available for a term of years to be agreed.



Viewing & Further Information



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