

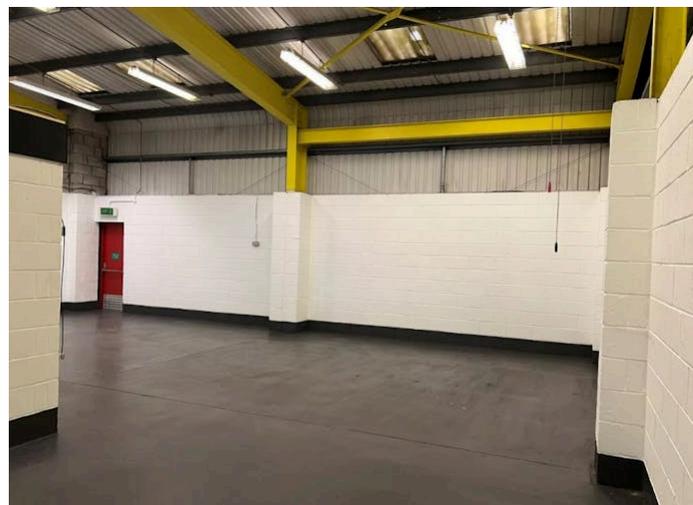


TO LET

Unit 1, Priority Workshops,
Barry, **CF63 2BE**

Industrial / Trade Unit To Let - on popular estate

- Established trade / industrial / warehouse location
- Excellent road links
- Adjacent occupiers include Screwfix, City Electrical Factors & Edmundson Electrical.
- Roller Shutter Roller Door (3.5w x 4.5m h) - to be certified
- LES Installed
- 24 Hour access
- Three phase power
- Available now



Size

1,256 sq ft (116.69 sq m)

Rent

£15,000 per annum payable monthly
in advance

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.

Occupiers in close proximity include Screwfix, City Electrical Factors, Edmundson Electrical, Castle Plumbing and The Plumb Centre.

Connectivity

Road

M4 (Jct 33)	7 miles
A4055	0 miles



Train Stations

Barry Train Station	3 miles
Barry Island Station	3.1 miles



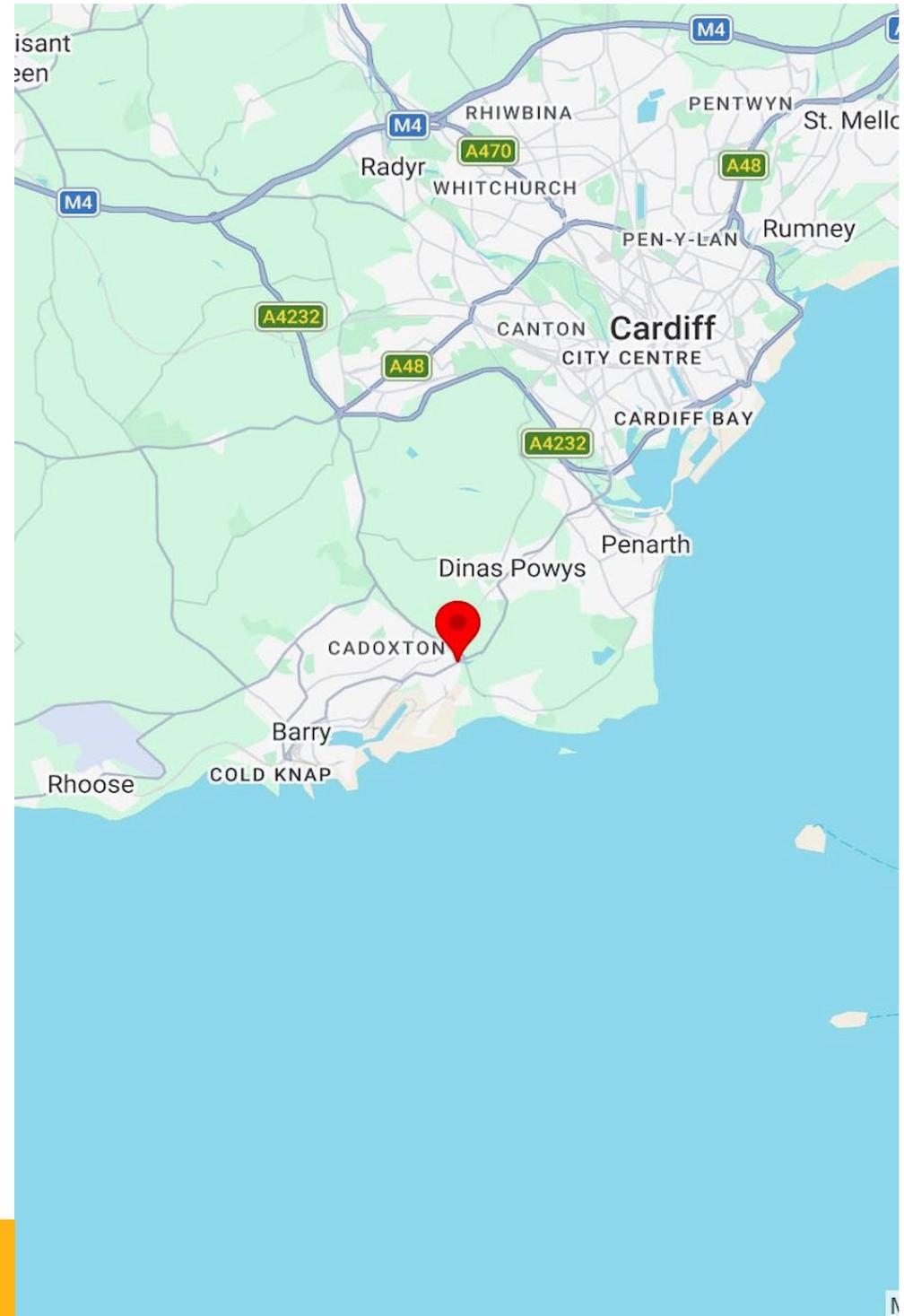
Airports

Cardiff Airport	5 miles
Bristol Airport	60 miles



Cities

Cardiff	7.3 miles
---------	-----------



Description

Unit 1 Priority Workshops is a well-positioned light industrial / trade unit on the TY Verlon Estate are located off 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. The units benefit from LED lighting, roller shutter door and three phase electric.

- Steel portal frame construction with part brick and part steel sheet clad elevations under a pitched roof
- Minimum eaves height TBC m
- Maximum eaves height TBC m
- 1x Roller Shutter Roller Door (3.5w x 4.5m h)
- Roller door to be certified
- WC facilities
- Separate pedestrian entrance with security shutter
- LEDs
- Three phase power

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
1	1,256	117
TOTAL	1,256	117

Specification



EPC: E (111)



Minimum clear internal height (m): 3.7



Lighting Type: LED



Car Parking



Loading Doors (Surface level): 1



Maximum clear internal height (m): 5.94

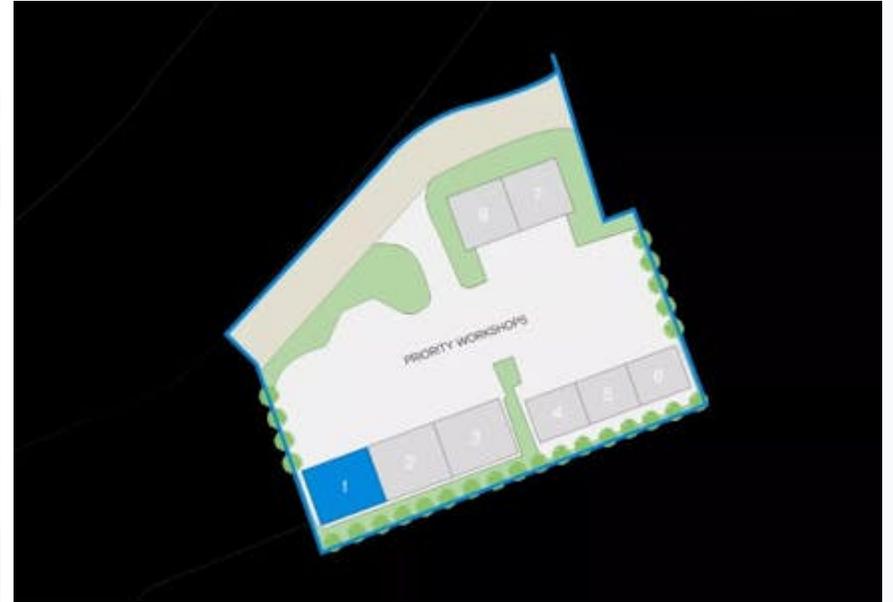


Kitchen





Unit 1, Priority Workshops,
Barry, CF63 2BE







Viewings

Please contact Jenkins Best or our joint agents

Terms

Unit 1 Priority is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Rent

£15,000 per annum payable monthly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £9,900

Rates Payable: £5,623.20 per annum Based on April 1st 2026 Valuation

Service charge

£1,855.43 per annum Budget Year End June 2026

Insurance

£250 per annum Insurance premium for year ending June 2026

Legal Costs

Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable

EPC

E (111)

VAT

Applicable

Availability

Available Immediately

Contact

Craig Jones

07867 393494

craig@jenkinsbest.com

Tom Rees

07557 161491

tom@jenkinsbest.com

Amelia Nicholas

07703 975 677

amelia@jenkinsbest.com

Henry Best

07738 960012

henry@jenkinsbest.com

Joint Agents

Mr Neil Francis

02920440147 | 07766511983

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033

jenkinsbest.com

**Jenkins
Best**
jenkinsbest.com



Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.