



**TO LET**

Units 2-5 & Yard, Ty Verlon Industrial Estate,  
Barry, **CF63 2BE**

## Available 2027 - To be refurbished: Detached Unit with 0.4 acre Yard subject to Agreement For Lease

- To be fully refurbished subject to agreement for lease
- Established trade / industrial / warehouse location
- Excellent road links
- Detached terrace unit
- Secure Yard: 0.4 acres
- 4x Roller Shutter Roller Door
- Integral Office
- Three phase power available
- Adjacent occupiers include Screwfix, City Electrical Factors & Edmundson Electrical.



### Size

12,306 sq ft (1,143.26 sq m)

### Rent

£98,500 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



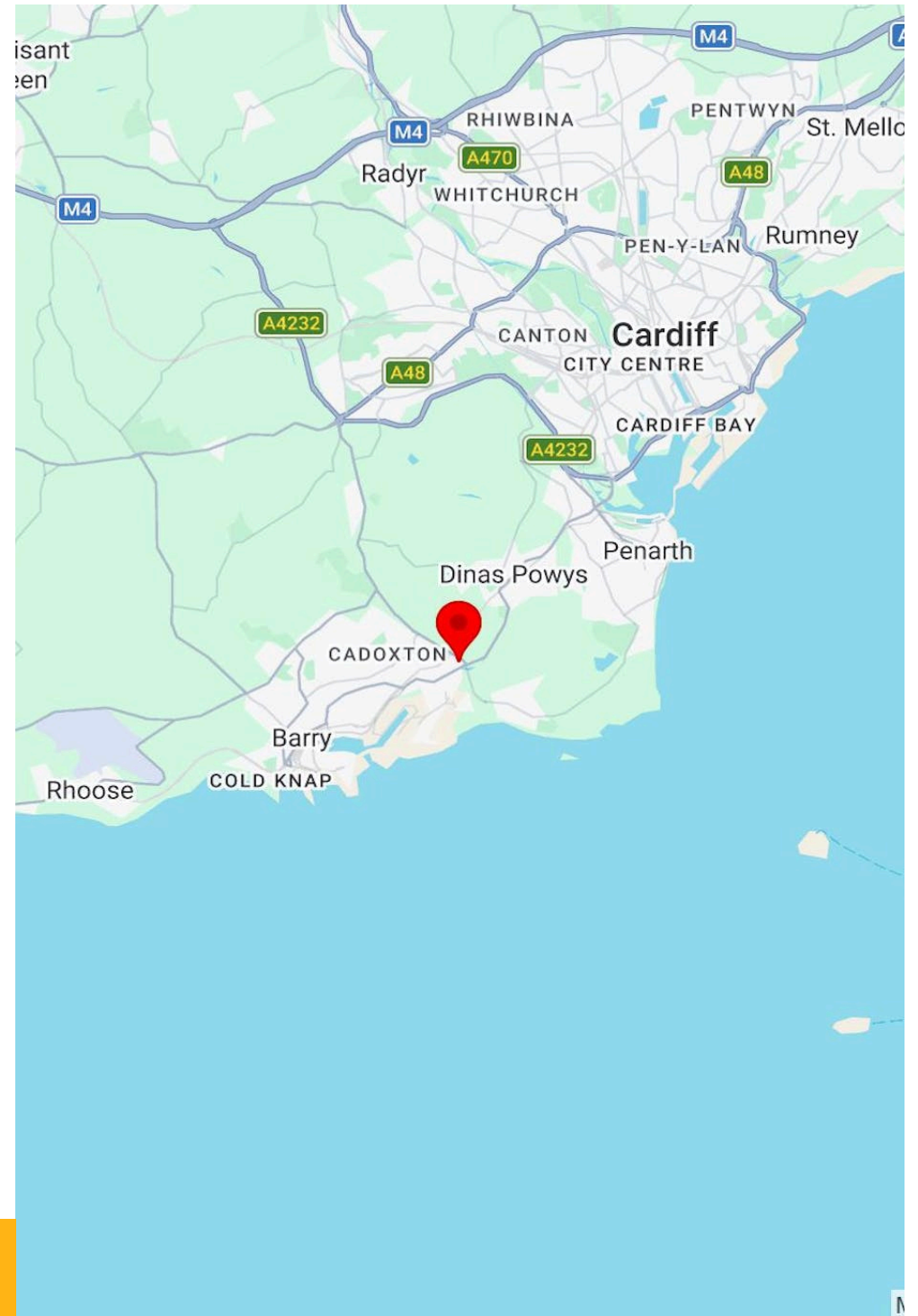
### Airports

Cardiff Airport	5 miles
Bristol Airport	60 miles



### Cities

Cardiff	7.3 miles
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# Description

To be fully refurbished subject to agreement for lease - 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.

- To be fully refurbished subject to agreement for lease
- A Detached terrace of steel portal frame construction with part brick and part steel sheet clad elevations under a pitched roof
- Minimum eaves height 3.13 m
- Maximum eaves height 5.6 m
- 4x Roller shutter door 3.6m (w) x 3.7m (h)
- Office accommodation
- WC facilities
- Separate pedestrian entrance with security shutter
- 0.40 acre yard
- Car parking spaces to front
- New LEDs
- 3 Phase power

# Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
2-3	5,966	554
4-5	6,340	589
<b>TOTAL</b>	<b>12,306</b>	<b>1,143</b>

# Specification



EPC: D (84)



Minimum clear internal height (m): 3.13



Lighting Type: LED



Car Parking



Loading Doors (Surface level): 1



Maximum clear internal height (m): 5.6



Kitchen



Ty Verlon Industrial Estate, Cardiff Road, Barry, CF63 2BE

## Units 2-5 & Yard, Ty Verlon Industrial Estate, Barry, CF63 2BE





## Viewings

Please contact Jenkins Best or our joint agents Knight Frank

## Terms

Units 2-5 Ty Verlon is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

## Rent

£98,500 per annum payable monthly in advance

## Lease Terms

New Lease Term of years to be agreed

## Business rates

Rateable Value: £49,500

Rates Payable: £28,116 per annum Based on April 1st 2026 Valuation

## Service charge

£8,183.34 per annum Budget Year End Sept 2026

## Insurance

£6,480 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

D (84)

## VAT

Applicable

## Availability

Available Immediately

## Contact

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## Joint Agents

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### Anti-Money Laundering (AML) Compliance Statement

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