



TO LET

Unit 16, Ty Verlon Industrial Estate,
Barry, **CF63 2BE**

AVAILABLE AUGUST - Industrial / Trade Unit To Let on popular estate (3,124 sq ft)

- Established trade / industrial / warehouse location
- Excellent road links
- Office Content
- 1x Roller shutter door 3.5m (w) x 2.9m (h)
- Minimum eaves height 4.5 m
Maximum eaves height 5.95 m
- LES to be Installed
- 3 Phase power
- 24 Hour access
- 4 car parking spaces
- Adjacent occupiers include Screwfix, City Electrical Factors & Edmundson Electrical.



Size

3,124 sq ft (290.23 sq m)

Rent

£26,000 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



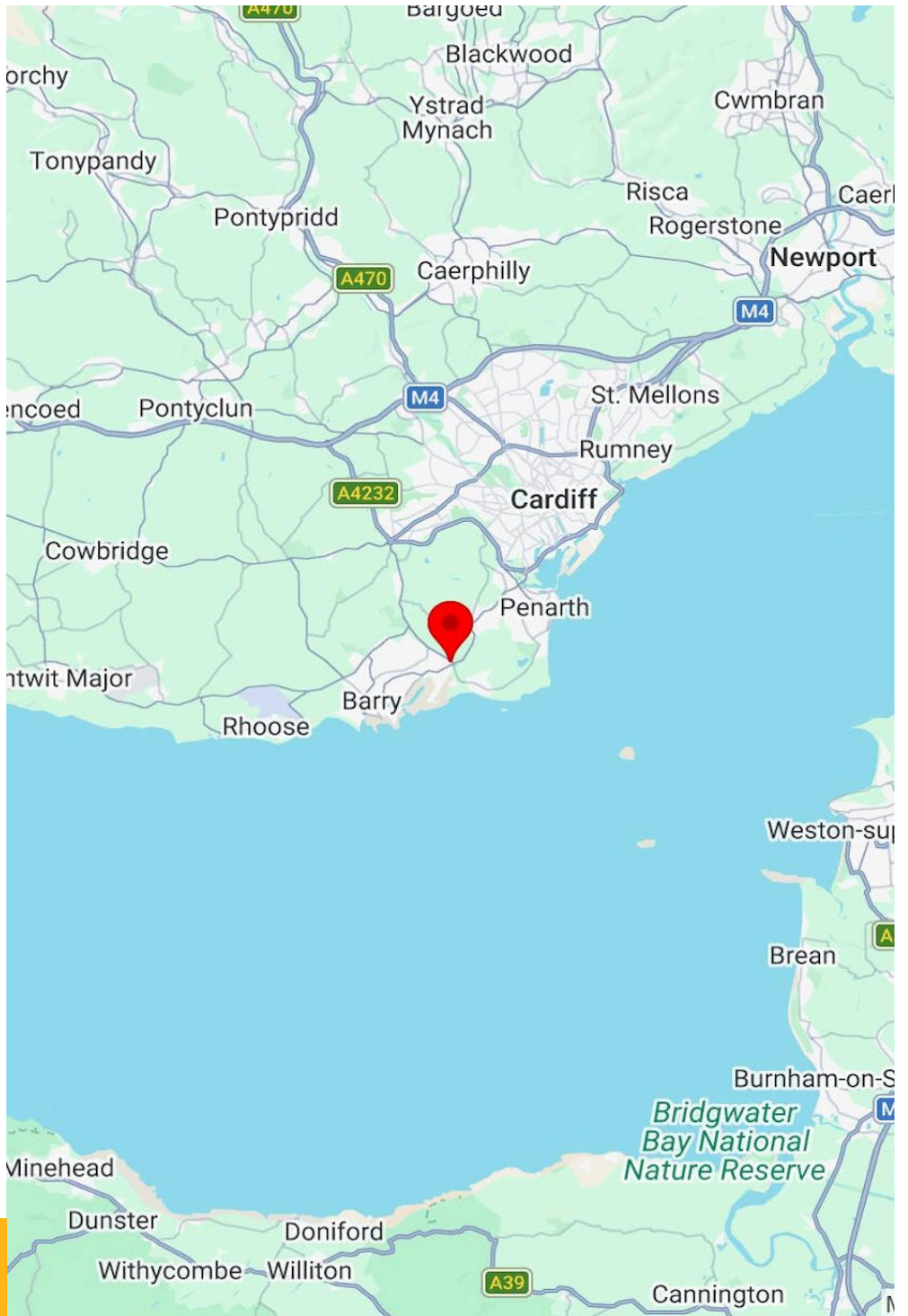
Airports

Cardiff Airport	5 miles
Bristol Airport	60 miles



Cities

Cardiff	7.3 miles
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Description

Unit 16 Ty Verlon is a well-positioned light industrial / trade / units 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 unit benefits 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 4.5 m
- Maximum eaves height 5.95 m
- 1x Roller shutter door 3.5m (w) x 2.9m (h)
- WC facilities
- Office content
- Separate pedestrian entrance with security shutter
- 3x Car parking spaces to front
- New LEDs
- 3 Phase power

Specification



EPC: D (93)



Loading Doors (Surface level): 1



Minimum clear internal height (m): 4.5



Maximum clear internal height (m): 5.95



Lighting Type: LED



Kitchen



Car Parking



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Viewings

Please contact Jenkins Best or our joint agents Knight Frank

Terms

Unit 16 Ty Verlon are available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Rent

£26,000 per annum payable monthly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £17,500

Rates Payable: £9,940 per annum Based on April 1st 2026 Valuation

Service charge

£3,124 per annum Budget Year End Sept 2026

Insurance

£2,025.46 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 (93)

VAT

Applicable

Availability

Available Immediately

Contact

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**Jenkins
Best**
jenkinsbest.com

For further information, please contact joint agents - Knight Frank



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