



TO LET

Unit 25, Ty Verlon Industrial Estate,
Barry, **CF63 2BE**

Industrial / Trade Unit To Let on popular estate (2,060 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 3.7 m
Maximum eaves height 4.8 m
- LES Installed
- 3 Phase power
- 24 Hour access
- 3 dedicated car parking spaces
- Adjacent occupiers include Screwfix, City Electrical Factors & Edmundson Electrical.



Size

2,060 sq ft (191.38 sq m)

Rent

£15,500 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



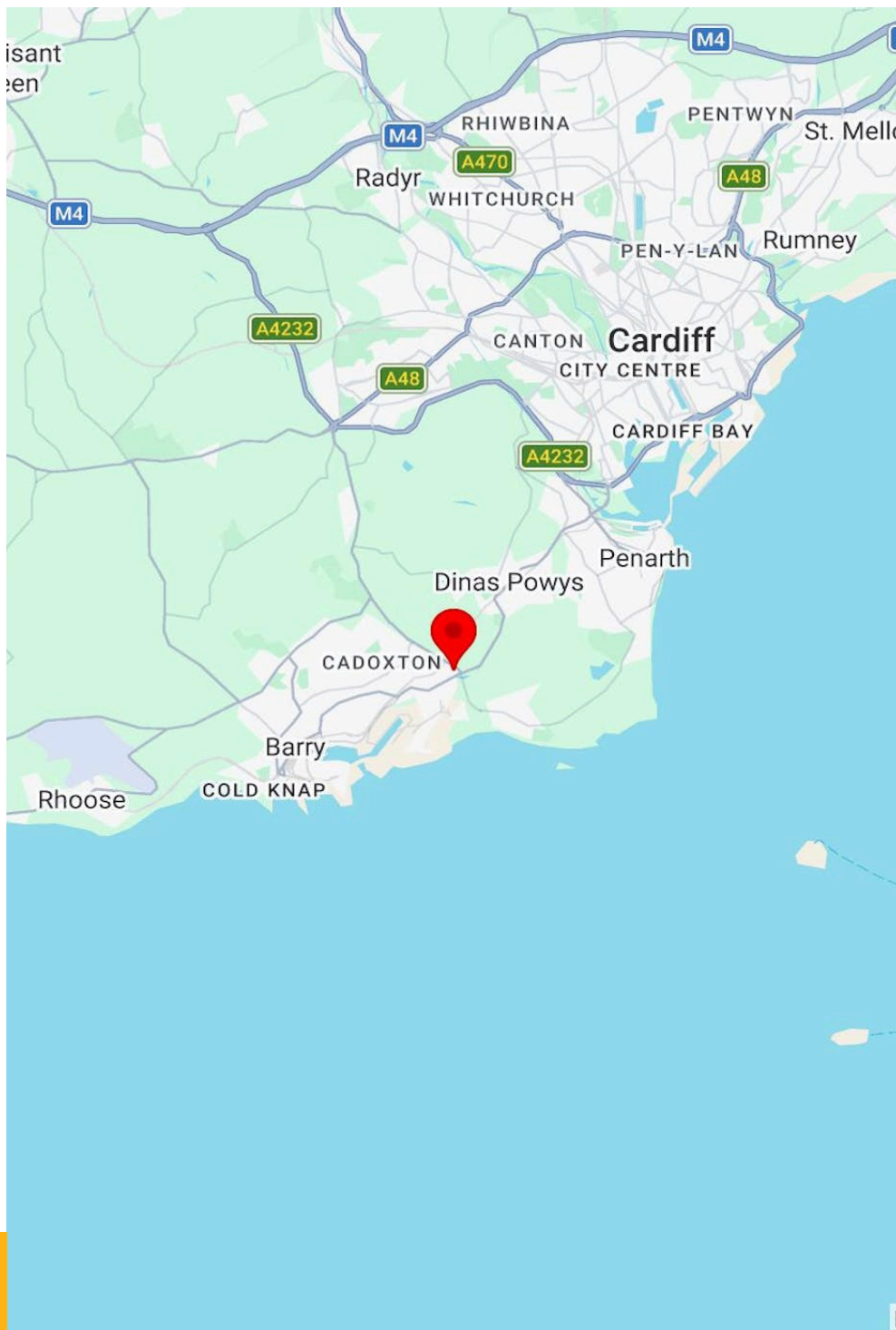
Airports

Cardiff Airport	5 miles
Bristol Airport	60 miles



Cities

Cardiff	7.3 miles
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Description

Units 24 25 Ty Verlon are well-positioned light industrial / trade / units 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 3.7 m
- Maximum eaves height 4.8 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

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
25	2,060	191
TOTAL	2,060	191

Specification



EPC: D (84)



Minimum clear internal height (m): 3.7



Lighting Type: LED



Car Parking



Loading Doors (Surface level): 1



Maximum clear internal height (m): 4.8



Kitchen



Unit 25, Ty Verlon Industrial Estate,
Barry, CF63 2BE



Sat Nav. CF63 2BE



///enjoyable.club.points



Viewings

Please contact Jenkins Best or our joint agents Knight Frank

Terms

Units 24 & 25 Ty Verlon are available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Rent

£15,500 per annum payable monthly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £12,250

Rates Payable: £6,958 per annum Based on April 1st 2026 Valuation

Insurance

£1,250 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

D (84)

VAT

Applicable

Availability

Available Immediately

Contact

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Best**
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All terms quoted exclusive of VAT unless otherwise stated.

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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.