

To Let

**Unit 3D, Ty Verlon Industrial Estate, Cardiff Road,
Barry, CF63 2BE**

4,850 sq ft (450.58 sq m)

- Established industrial & business location
- Minimum Eaves height 4.4m
- 1No. roller shutter door
- Parking allocation & yard space to the front of the unit
- Well connected for M4 motorway access



Location

The available unit is located on Ty Verlon Industrial Estate which forms part of Barry's most established industrial business locations.

The Industrial Estate is located just off Cardiff Road, set just off the road the available units are located at the top of the site. The wider area has attracted a mix of users including offices, trade counters, warehousing and leisure including a nearby play centre and a McDonald's Restaurant.

Barry Town Centre is approximately 2 miles west while Cardiff City Centre and Junction 33 of the M4 Motorway are accessible by the A4321 (Barry Docks Link Road) and the A4323.

Description

The available unit is a mid terrace unit to the rear of the site accessed from the main road via the one-way estate road system. The unit is constructed of steel portal frame with profile steel cladding on the side elevations and concrete flooring. The unit benefits from 1No. roller shutter door and one pedestrian door entrance. To the front of the unit there is some allocated yard space and parking spaces. There are some office provisions within the unit to the right of the entrance along with kitchenette and WC.

Specification

- 1No. manual roller shutter door
- Maximum Eaves 6m
- Minimum Eaves 4.4m
- Separate pedestrian entrance
- Fluorescent strip lighting
- Kitchenette facility
- Carpeted office space
- WC facilities
- Allocated parking spaces
- Yard space to the front of the unit

Viewings

Strictly by appointment with the joint agents.

Accommodation

Floor/Unit	Description	Size	Availability
Unit	3D	4,850 sq ft	Available

Services

The unit benefits from all mains services including electricity, water and mains drainage.

EPC

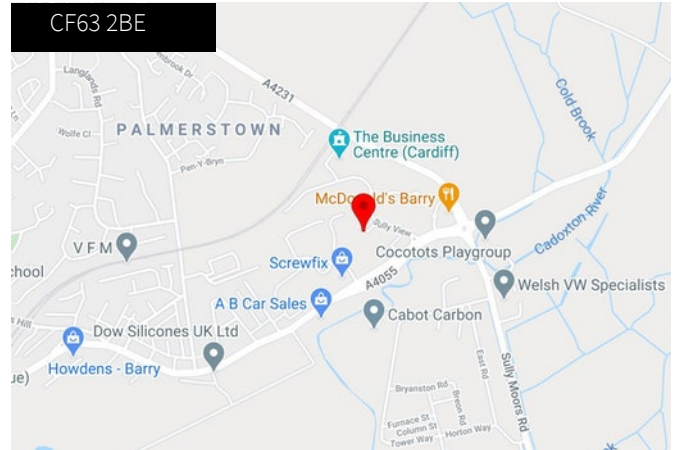
This property has been graded as EPC exempt - EPC has been commissioned, will be available in less than 28 days.

Rent

Rent on Application

Business Rates

Rates payable: £9,637.50 per annum
(based upon Rateable Value: £18,750)



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