



# ATLANTIC

BUSINESS PARK

HAYES LANE, BARRY



AN EXCITING NEW DEVELOPMENT OF FLEXIBLE BUSINESS SPACE

UNITS FROM 135SQM (1,453 SQFT) AVAILABLE

The latest development by





Example of proposed development



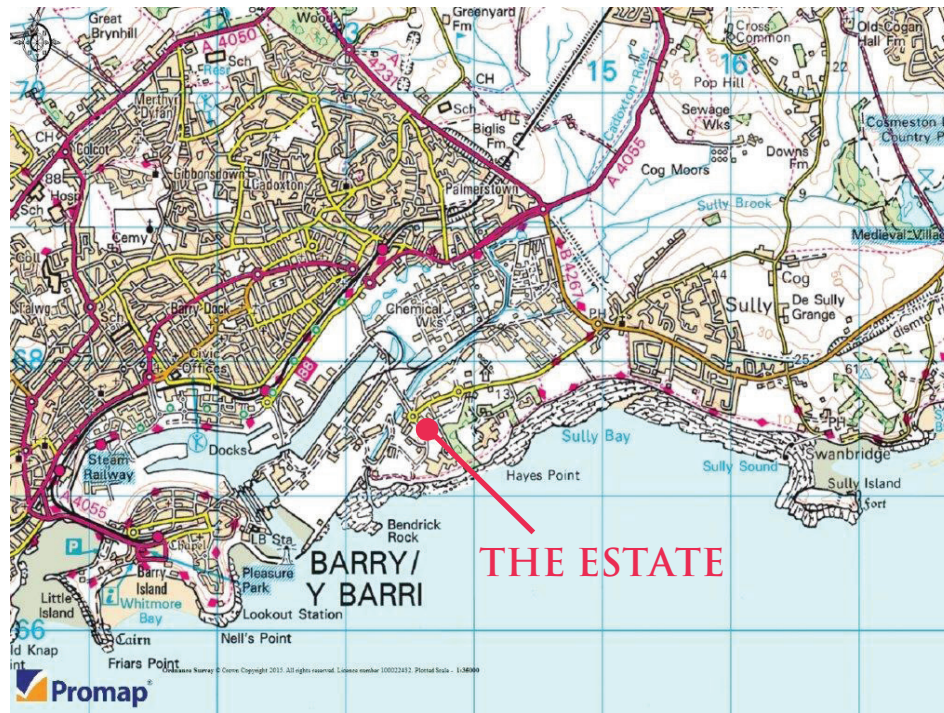


# LOCATION

Hayes Lane is situated on the edge of Atlantic Trading Estate (CF64 5XU), which is to the east of Barry Town Centre in an established business location close to the Port of Barry. The estate is located approximately 8 miles west of Cardiff and is accessed via the B4267 and the A4055.

Junction 33 of the M4 motorway is located approximately 8 miles to the north of the estate and is accessed via the A4050 and the A4232 dual carriageway.

The estate is situated directly adjacent and north east of Atlantic Trading Estate, Barry, Vale of Glamorgan and is accessed from Hayes Lane.



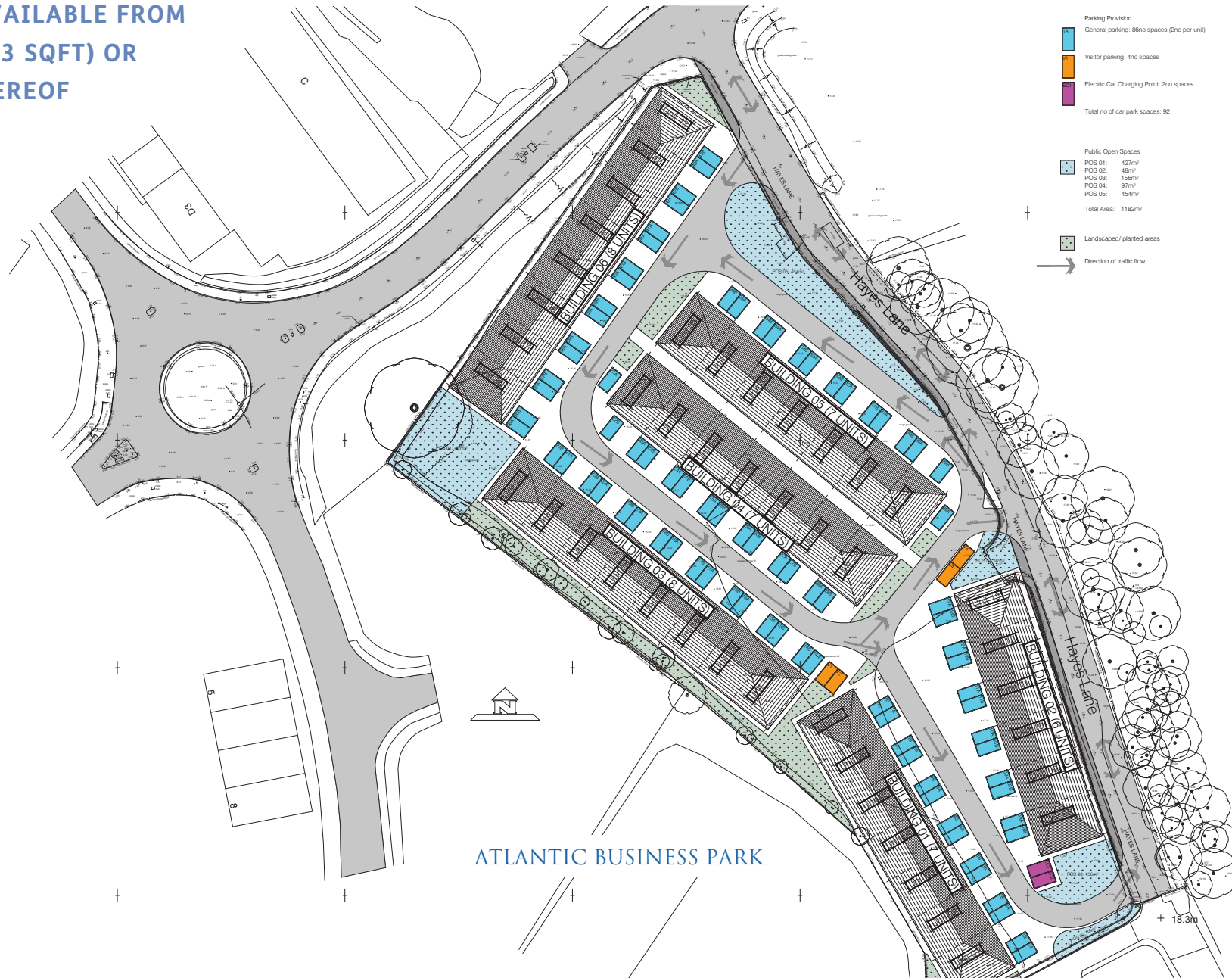
# DEVELOPMENT

A new high quality development of 43 portal frame business/trade units with glazed pedestrian access with separate roller shutter door access to the rear and a separate roller shutter door access to the front elevation. 2 car parking spaces will be allocated per unit with additional visitor parking throughout the site. Pedestrian and vehicle access routes will be adopted to maintain a smooth flow of traffic in and out of the site.

The estate site is located adjacent to Atlantic Trading Estate which accommodates a number of similar industrial and commercial operations and will benefit from the existing transport network within the area. The site is fully accessible by pedestrians and cyclist from both Sully and other areas of Atlantic Trading Estate. The nearest bus stops to the development site are located along Hayes Road which is a short walk.



**UNITS ARE AVAILABLE FROM  
135SQM (1,453 SQFT) OR  
MULTIPLE THEREOF**

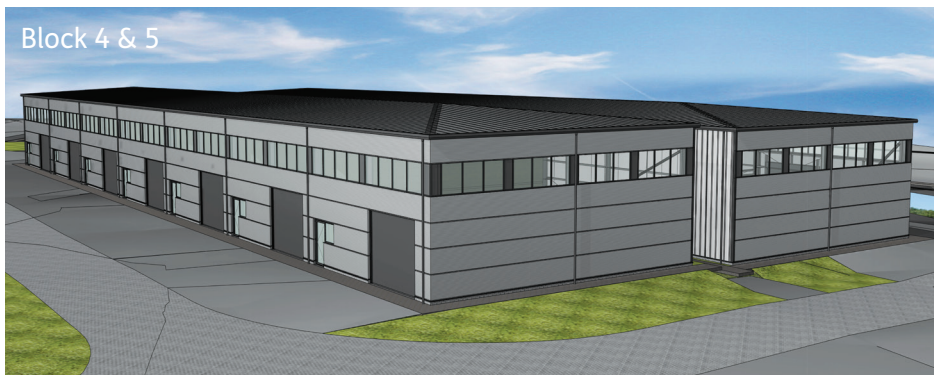
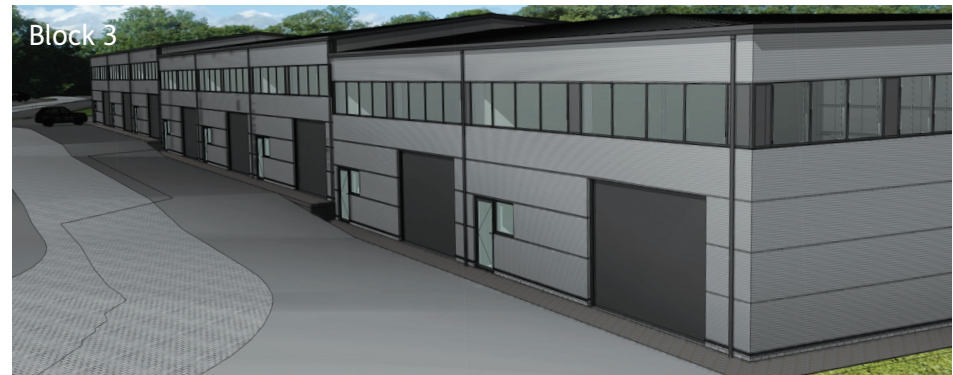
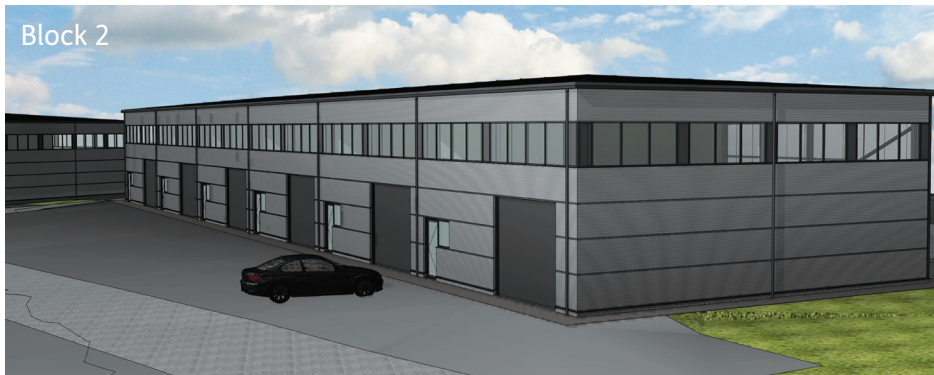


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# SPECIFICATION

- 6.2m eaves
- Glazed pedestrian entrance
- Electrically operated roller shutter door
- Single WC
- Tea point
- Power floated concrete floor with 15kn loading capacity
- Dedicated car parking



## SERVICES

- 3-phase electricity supply to distribution board
- Metered water supply
- Telecommunications provided but not connected

Warranties and product guarantees will be provided; further details are available via the agents.

## OCCUPIER/ OWNER FIT OUT

Bespoke fit outs are available via the developers if required.

Details of the specification and costs are available via the agents.

## PLANNING

The properties benefit from B1 and B8 planning consent under the Town and Country Planning (Use Classes) Order 1987 which means they are suitable for a variety of office, light industrial and distribution uses.

## TERMS

For Sale - 999 years ground lease at Peppercorn rental.

Alternatively a lease for a term of years (3 minimum) can be agreed.

## RENT/PRICE

On application with the Agents.

## EPC

Energy Performance Certificate will be provided once development is complete.

## SERVICE CHARGE

A service charge will be levied for the maintenance and shared up keep of the common areas of the estate.

## RATES

To be assessed once completed.

## VAT

All prices are exclusive of VAT which will be levied at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs.



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The latest development by



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MARKETED BY



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