





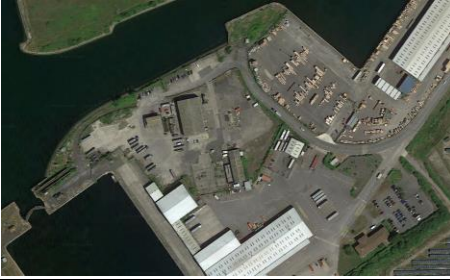





BARRY PORT – AVAILABILITY SCHEDULE

ADDRESS	SITE NUMBER (SEE PLAN)	SIZE	QUOTING RENT (PER ANNUM)	DESCRIPTION
Wimborne Road, Adjacent 31 Berth 	1	1.60 acres	Quoting Terms on Application	<p>Sited located to the northern boundary of Barry Port with access provided via Wimborne Road.</p> <p>The site comprises 1.60 acres of scrub land with potential use as either an open storage site or development site (design and build opportunities).</p> <p>Clearance / remedial works required prior to occupation. Timescales are available on request.</p>
Land adjacent to BDC Aggregates, Atlantic Way 	2	2.00 acres	£50,000 per annum	<p>The site is situated 0.40 miles from Barry Port entrance and benefits from excellent visibility, with frontage onto Atlantic Way.</p> <p>The site totals 6.00 acres of which 2.00 acres are immediately available. The site is secured, part surfaced and benefits from mains services (further information regarding capacity and connectivity can be provided on request).</p>
Atlantic Crescent, Unit 19 & Coal Yard 	3	52.00 acres (gross)	Quoting Terms on Application	<p>Located centrally within Barry Port, the site comprises a large parcel of land capable of sub-division to provide smaller storage / development plots.</p> <p>Specification varies throughout (part fenced, with surface specification ranging from unsurfaced (majority) to part cleared / scrub in part, with small sections of compacted hardcore). Clearance / remedial works required prior to occupation. Timescales are available on request.</p>

<p>Barry Port Office, Atlantic Way</p> 	<p>4</p>	<p>Office: 9,500 sq ft</p>	<p>£38,000 per annum</p>	<p>Barry Port Office is situated at the western boundary of the Port, approximately 0.60 miles from the Port entrance.</p> <p>The Port Office comprises a two-storey brick built office building currently configured to provide a mix of open plan and cellular accommodation, together with a number of conference and meeting rooms.</p> <p>The Port Office benefits from generous car parking provision.</p>
<p>C Shed, Atlantic Way</p> 	<p>5</p>	<p>21,391 sq ft</p>	<p>£75,000 per annum</p>	<p>This warehouse is located at the western boundary of Barry Port with direct access off Atlantic Way.</p> <p>The warehouse is configured to provide 21,391 sq ft of open plan accommodation that benefits from the following specification:</p> <ul style="list-style-type: none"> • Three level access loading doors serving the warehouse (front and side elevations) • Minimum eaves height of 5.96m, rising to 12.60m at the ridge height • Quayside proximity • Covered canopy, level access side loading.
<p>D Pond, Wimborne Road</p> 	<p>6</p>	<p>4.70 acres</p>	<p>Quoting Terms on Application</p>	<p>The site is located centrally within the Port and is accessed via Wimborne Road.</p> <p>The site comprises a crescent shaped plot of 7.70 acres scrub land, bounded by the rail line, with potential use as an open storage site or development site (design and build opportunities).</p> <p>Clearance / remedial works required prior to occupation. Timescales are available on request.</p>

<p>Former Scott Pallets Site, Atlantic Way / Queens Way</p> 	<p>7</p>	<p>Yard: 3.50 acres Warehouse A: 5,130 sq ft Warehouse B: 11,500 sq ft</p>	<p>Quoting Terms on Application (available as a whole or in part)</p>	<p>The site is situated at the western boundary of Barry Port with access provided via Queens Way or Atlantic Way.</p> <p>The site totals 3.50 acres of surfaced yard that benefits from part fencing to the perimeter. The site is capable of being fully self-contained.</p> <p>Set within the site are two detached warehouse units of 5,130 sq ft and 11,500 sq ft respectively, together with a portacabin office (WC and kitchen facilities).</p>
<p>Land at Wimborne Road (Rail Site)</p> 	<p>8</p>	<p>2.30 acres</p>	<p>Quoting Terms on Application</p>	<p>The site is located centrally within the Port and is accessed via Wimborne Road.</p> <p>The site comprises 2.30 acres of scrub land, bounded by the Cadoxton River, with potential use as an open storage site or development site (design and build opportunities).</p> <p>Clearance / remedial works required prior to occupation. Timescales are available on request.</p>
<p>David Davies Road (Western Parcel)</p> 	<p>9</p>	<p>2.80 acres</p>	<p>Quoting Terms on Application</p>	<p>The site is located centrally within the Port and is accessed via David Davies Road (positioned at the junction of David Davies and Woodham Road).</p> <p>The site comprises a crescent-shaped 2.80 acre plot consisting of scrub land with potential use as an open storage site or development site (design and build opportunities).</p> <p>Clearance / remedial works required prior to occupation. Timescales are available on request.</p>

<p>David Davies Road (Eastern Parcel)</p> 	<p>10</p>	<p>3.10 acres</p>	<p>Quoting Terms on Application</p>	<p>The site is located centrally within the Port and is accessed via David Davies Road.</p> <p>The site comprises a largely level 3.10 acre plot of scrub / vegetated land with potential use as an open storage site or development site (design and build opportunities).</p> <p>Clearance / remedial works required prior to occupation. Timescales are available on request.</p>
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Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

For further information or to arrange a viewing, please contact:

Chris Yates

+44 (0)29 2026 2272

chris.yates@cushwake.com

Rob Ladd

+44 (0)29 2026 2254

robert.ladd@cushwake.com

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Current images taken from Google Maps – Site photographs to be updated in due course.