

Plamerston Workshops

Plamerston Road, Barry, Vale of Glamorgan, CF63 2YZ



From 56 SQ M (600 SQ FT)
to 111 SQ M (1,200 SQ FT)

Palmerston Workshops are located just off Palmerston Road, Barry, immediately opposite Waitrose Supermarket.

The estate is approximately one mile from the centre of Barry and 8 miles west of Cardiff, with access to junction 33 of the M4 motorway via the A4232 PDR.

- Modern starter/ workshop units
- Detached office building with 4 suits
- Ideal for new start business
- Available immediately



Description

Palmerston workshop comprises three terraces of starter units and a self-contained office block split into 4 suites.

The workshop units offer clear open space with level access doors to the front elevation and toilet facilities to the rear.

The office block has shared toilet and kitchen facilities and the individual suites benefit from IT cabling, suspended ceiling, fluorescent lighting, carpeted floors and wall mounted heaters.

Terms

The units are available on new Full Repairing and Insuring Leases for a term of years to be agreed.

Availability & Quoting Rents

For the latest availability and quoting rents please refer to the attached schedule.

Service Charge

An estate service charge is levied for the maintenance of the common areas. Each unit contributes a fair proportion of the overall charge, budget details and costs can be provided on request.

Business Rates

Occupiers will be responsible for Business Rates and for the latest Rateable Values please refer to the attached schedule.

VAT

All figures are exclusive of VAT which the Landlord may elect to charge.

Legal Costs

Each party will be responsible for their own legal costs.

Viewing

Please contact the joint agents:

Rob Ladd/ Chris Yates

rob.ladd@cushwake.com

chris.yates@cushwake.com

Tel: 029 2026 2254/ 029 2026 2272

Anthony Jenkins / Henry Best

anthony@jenkinsbest.com

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Tel: 029 20 34 00 33



Palmerston Workshops, Barry, CF63 2YZ Availability

Fully Let – Please contact the agents to register your interest

Unit	SQ M	SQ FT	Rent (pa)	Rateable Value	EPC*	Comments

The above annual rents exclude rates, service charge, insurance and VAT.

*Full Energy Performance Certificates available on request.

Subject to Contract / Availability

For further information or to arrange an inspection, contact:

Rob Ladd/ Chris Yates Cushman & Wakefield 029 2026 2254/ 029 2026 2272

Anthony Jenkins/ Henry Best Jenkins Best 029 2034 0033

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