

To Let

Unit 9, Atlantic Point, Atlantic Trading Estate,
Barry, CF63 3AA

Photograph taken October 2018



Business Unit

208 sq m (2,240 sq ft)

PROPERTY FEATURES

- End terrace business unit
- First floor office space with WC and kitchen
- Ground floor storage
- Level access roller shutter door to front elevation

Neil Francis
neil.francis@knightfrank.com

Grace Shackell
grace.shackell@knightfrank.com

LOCATION

Atlantic Point (CF63 3AA) is a recently developed Industrial estate located on Atlantic Trading Estate, adjacent to Barry Docks and accessed via both Hayes Road and Ffordd-Y-Mileniwm.

Cardiff is approximately 7.5 miles to the north east. Junction 33 of the M4 Motorway is approximately 9.5 miles to the north and accessed via the A4232.



DESCRIPTION

The property comprises an end of terrace business unit of steel portal frame construction with insulated steel cladding and a pitched roof. There are high level aluminium windows offering natural light to the first floor office accommodation.

Internally the property has an electrically operated level access roller shutter door (4m wide x 3.5m high) opening onto an external loading/parking area.



ACCOMMODATION

Description	Sq M	(Sq Ft)
Ground floor stores	117.08	(1,260)
First floor office	91.01	(980)
Total	208.09	(2,240)

TENURE

Available via a new full repairing and insuring lease.

RENT

£15,000 per annum.

RATEABLE VALUE

To be assessed.

SERVICES

Electricity, water and mains drainage are available to the property.

ENERGY PERFORMANCE CERTIFICATE

To be assessed.

LEGAL COSTS

Each party to bear their own legal and surveyors costs incurred in the transaction.

VAT

VAT is applicable.

VIEWING / FURTHER INFORMATION:

Please contact Sole Agents Knight Frank.

NEIL FRANCIS

029 2049 2492 / 07766 511983

Neil.francis.knightfrank.com

GRACE SHACKELL

029 2049 2492 / 07469 667111

Grace.shackell@knightfrank.com



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