

To Let

Verlon Trading Estate,
Cardiff Road, Barry, CF63 2BE



Mid-terrace Warehouse / Industrial Units
From 447.4 sq m (4,816 sq ft)

PROPERTY FEATURES

- Established industrial and business location
- Minimum eaves height 4.6m
- One level access door per unit
- Flexible lease terms - subject to status
- Available immediately

Neil Francis
neil.francis@knightfrank.com

Grace Shackell
grace.shackell@knightfrank.com

LOCATION

Verlon Trading Estate is within Barry's most established industrial business location.

The Estate is accessed from Cardiff Road. Set just off the main 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.

The estate is approximately 10 miles from Cardiff and within easy access of the M4 Motorway (Junction 33) via the A4050 and A4232.

DESCRIPTION

The units are of steel portal frame construction with lower elevations of brickwork. The upper elevations and pitched roof are of profiled steel sheet cladding.

Internally the accommodation benefits from fluorescent strip lighting and a minimum eaves height of 4.6m.

Vehicular access is provided via level access roller shutter doors.

ACCOMMODATION

The units have the following Gross Internal Area:

	Sq Ft	Availability
Unit 3C	4,906	Available
Unit 3D	4,850	Available
Unit 3E	4,980	Available

SERVICES

The units benefit from all mains services including electricity, water and mains drainage.

TENURE

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

RENT

Available on request.

RATEABLE VALUE

The rateable value for each unit is:

Unit 3C - £18,750

Unit 3D - £18,750

Unit 3E - £20,750

SERVICE CHARGE

There is an estate service charge payable by the ingoing tenant to cover the costs incurred by the landlord in maintaining the common areas of the estate.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

LEGAL COSTS

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

VAT

VAT will be charged on the costs.

VIEWING / FURTHER INFORMATION:

Please contact Joint Agents Knight Frank / JLL



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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