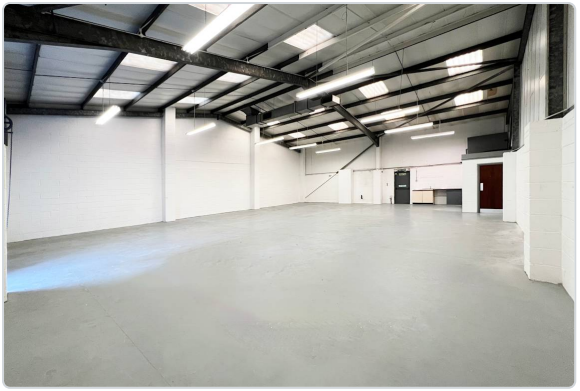
Ty Verlon Industrial Estate

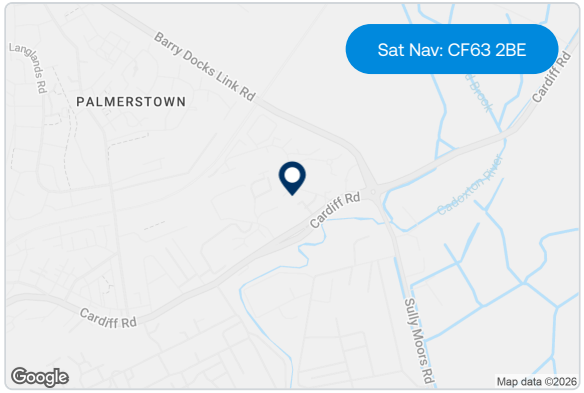
Cardiff Road Barry CF63 2BE

Warehouse | 1,014 - 20,623 ft²

- Roller shutter
- 24 hour access
- LED lighting
- Three phase power







Description

These well-positioned terraced light industrial / trade / warehouse units are located off of Cardiff Road, Barry within a well established trade location.

The units are built of a steel portal frame construction with part brick and part steel sheet clad elevations under a pitched roof.

Externally, car parking is provided to the front with access provided off the estate road. The units benefit from LED lighting, roller shutter door and three phase electric.

Location

Ty Verlon Industrial Estate is strategically positioned within a sought-after commercial and trade hub, located just off Cardiff Road at the eastern gateway to Barry. This prime industrial estate benefits from excellent accessibility, being situated approximately 2 miles east of Barry town centre, providing easy access to local amenities and services. Additionally, it lies about 7 miles west of Cardiff, the capital city of Wales, offering significant advantages for businesses requiring proximity to a major urban centre.

The estate enjoys excellent transport links, with Junction 33 of the M4 motorway located roughly 7 miles away via the A4232 dual carriageway. This motorway connection facilitates efficient travel to and from key regional and national destinations, making Ty Verlon Industrial Estate an ideal location for distribution, manufacturing, and other commercial enterprises seeking seamless connectivity.

Further information

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
2-3	Warehouse	5,966	Under offer	POA		D
4-5	Warehouse	6,340	Under offer	POA		D
7-8	Warehouse	1,014	Coming soon	POA		D
16	Warehouse	3,124	Immediately	2,170	1,497	D
18	Warehouse	2,084	Coming soon	1,525		D
19	Warehouse	2,095	Coming soon	1,525		E
Total		20,623				

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

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