



## Unit 9, Atlantic Business Park

Hayes Lane, Barry, CF63 5XU

**TO LET**

**INDUSTRIAL UNIT**

**TOTAL AREA 1,453 sq ft (135.00 sq m)**

- + Modern industrial unit
- + Established business location
- + Three phase electricity

029 2081 1581

[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)

**LOCATION**

The property is located to the east of Barry town centre, in close proximity to Barry Port. It is within an established business location situated towards the perimeter of Atlantic Trading Estate.

The property benefits from good access from main arterial routes with Junction 33 of the M4 Motorway approximately 8 miles to the north of the estate and access also via the A4050 and A4232 dual carriageway.

**DESCRIPTION**

The property forms part of a larger development of 43 steel portal frame units. The property benefits from the following specification:

- 3-phase electricity
- Water
- Telecommunications provided but not connected
- Glazed pedestrian access
- 1 no. roller shutter door
- WC

**ACCOMMODATION**

The property has been measured on a gross internal area basis and provides the following areas:

Warehouse	1,453 sq ft   (135.00 sq m)
Total Area	1,453 sq ft   (135.00 sq m)

**LEASE TERMS**

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

**USE**

It is understood that the property benefits from B1/8 planning use.

**RENT**

£12,000 per annum

**BUSINESS RATES**

We understand the property has a rateable value of £7,250. We understand the property benefits from small business rates relief.

Interested parties should rely on their own enquiries with the Local Authority.

**EPC**

TBC

**VAT**

We understand the property has been elected for VAT and will be charged where applicable.

**LEGAL COSTS**

Each party to bear their own legal and professional costs incurred.

**VIEWING**

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams/Carlo Piazza  
Email: rhys@emanuel-jones.co.uk  
carlo@emanuel-jones.co.uk

**SUBJECT TO CONTRACT AND AVAILABILITY**



February 2022

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