



## Former Jewsons Cival, Wimbourne Buildings

Atlantic Way, Y Barri, CF63 3RA

### Prominent Unit with Large Yard on Atlantic Way, Barry Available Immediately

**19,305 sq ft**  
(1,793.49 sq m)

- Well positioned unit to serve Cardiff and the Vale of Glamorgan
- Available immediately
- 1.4 acre yard
- Minimum eaves height 5.1
- Apex 8.8m
- Prominently located on Atlantic Way, Barry

# Former Jewsons Civil, Wimbourne Buildings, Atlantic Way, Y Barri, CF63 3RA

## Summary

Available Size	19,305 sq ft
Rent	£4.75 per sq ft
Rates Payable	£2.49 per sq ft
Rateable Value	£84,500
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C

## Description

The Building is constructed with steel stantions and block work, supporting a steel trussed roof and stands within a site of 2.1 acres. The unit benefits from a secure steel palisade fenced yard of 1.4 acres which provides extensive external storage and commercial vehicle maneuvering facilities.

The warehouse has a minimum eaves height of 5.1m rising to 8.8m at the highest point. Access is provided via three roller shutter doors measuring 3.5m wide 4m high, 5.5m wide 4.45m high and 5.6m wide 4.5m high.

The unit has 3-phase electricity and gas.

## Location

The property is located on Atlantic Way , and in immediate proximity to the A4055 with good links to the Cardiff city centre, and the A4232 which connects to M4 corridor. The location is a well established industrial location set within the ABP Barry Port.

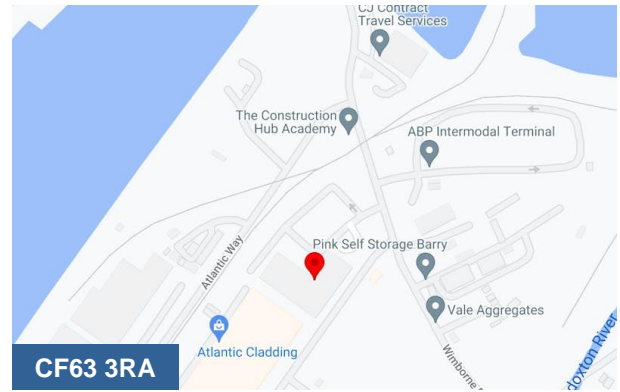
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit and Showroom	19,305	1,793.49	Available
<b>Total</b>	<b>19,305</b>	<b>1,793.49</b>	

## Terms

The terms of the lease are 40 years from 31st March 1987 further details available on request.



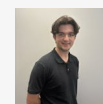
## Viewing & Further Information



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