

BARRY

OFFICE ACCOMMODATION

NIA 882.6 sq m (9,500 sq ft)

The Port Office, Atlantic Way,
Barry CF63 3US

Available Property

Flexible terms
available

Whole building

Secure location,
24 hour security



The Port Office

The property is situated within the Port of Barry and comprises a detached, 2-storey office building with adjacent surface car park. The building has previously been occupied as a whole and in parts and currently includes elements of the previous tenants fit out. The Port of Barry is a key facility for the region's chemical industry and also has considerable expertise in the handling of steel, containers, dry bulks and aggregates. The intermodal rail terminal at Barry facilitates container transportation by rail to UK deep-sea hub ports.

Location

Barry Docks are located approximately 9 miles west of Cardiff and accessed via the B4267 and the A4055. Junction 33 of the M4 motorway is located approximately 10 miles to the north and is accessed via the A4050 and the A4232 dual carriageway.

The Port benefits from direct passenger and freight railway links to both Cardiff City Centre (to the east) and Cardiff Airport (to the west).

Road M4 J33 – 16km / 10 miles

Rail Rail access capability

Air Cardiff – 14.5km / 9 miles
Bristol – 95.5km / 59.3 miles

Sea Close proximity to quayside

The building is accessed via the main Port entrance on Wimbourne Road and is situated close to the main dock on Atlantic Way.

Security

Occupiers in the Port of Barry benefit from a secure environment and 24 hour manned security on the estate.

Specification

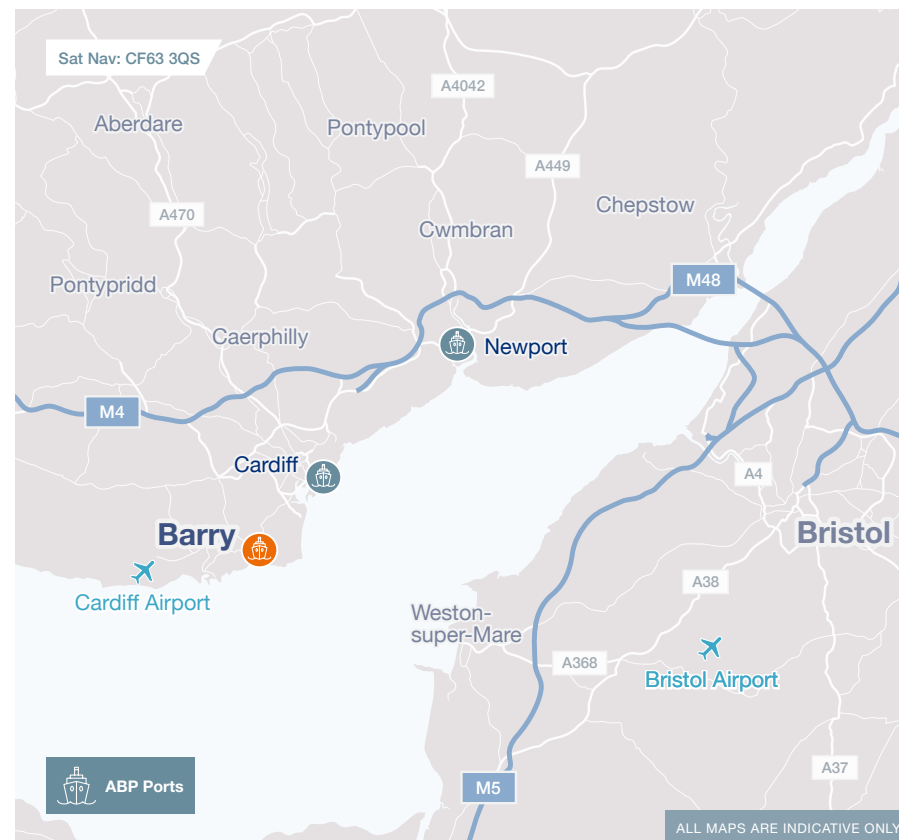
- + Available as a whole or in part
- + Gas central heating
- + Suspended ceilings
- + Perimeter trunking
- + Existing partitioning (can be retained / removed)
- + Male / female WC's on each floor
- + Kitchen facilities

Car Parking

The property benefits from an adjacent surface car park providing a total of 79 car parking spaces. Parking allocation to be agreed and further parking spaces are available by separate negotiation.

Services

The building benefits from gas, water and electricity supplies.



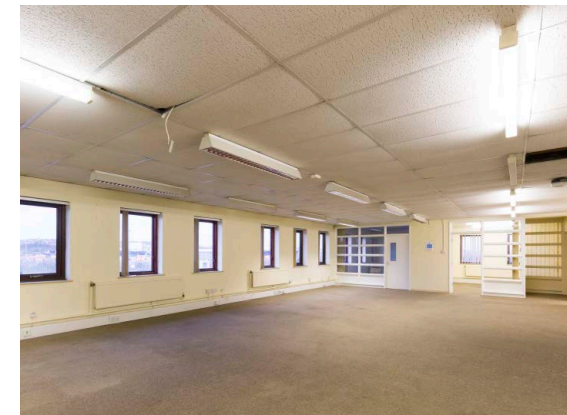
Availability

The offices are available as a whole or in part. There is a variety of internal partitioning in situ that can be retained or removed to accommodate the requirements of incoming occupiers.

Terms

The building is available to let on full repairing and insuring terms by way of a service charge on a lease to be agreed. Flexible terms are available.

The building can be let as a whole, on a floor by floor basis.



Land Space Funding

Rent

On application.

Business Rates

The business rates payable are the responsibility of the tenant. Interested parties are advised to make their own enquiries of Vale of Glamorgan Council non-domestic rates department.

EPC

The building has an Energy Performance Certificate rating of D78.

Service Charge

A service charge will be payable for the estate services provided and in the case of occupation in part, a building service charge may be levied.

VAT

The rent and service charge are subject to VAT that will be charged at the standard rate.

For further information, or to arrange a viewing, please contact:



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