

To Let

Office Property

Town Centre Offices

1st and 2nd Floors, 3 - 5 Holton Road, Barry CF63 4AA

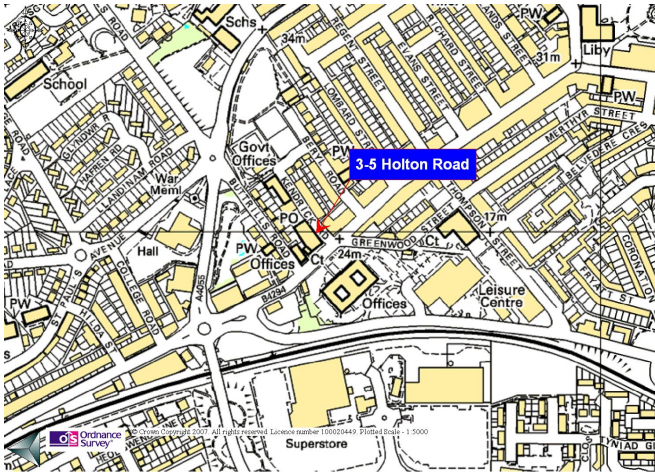


- 1,299 - 2,920 Sq Ft (120.7 - 271.3 Sq M)
- Prominent town centre location
- Can sub-divide to suit requirements

On the instructions of
 Telereal
Trillium

1st and 2nd Floors, 3 - 5 Holton Road, Barry CF63 4AA

Location



The premises are situated in the town centre of Barry on Holton Road within easy walking distance of the town centre amenities and public transport facilities. Surrounding occupiers include the Post Office and the Vale of Glamorgan Council. Transport communications from Barry are good. The M4 motorway is accessible at Junction 33 via the A472 link road and Cardiff International Airport is situated 2.5 miles west. Various bus and train services link Barry to Cardiff and the surrounding areas.

Description

The premises comprises part of the 1st and 2nd floors of a three storey building which is also occupied by the Royal Mail/Post Office. The premises comprise predominantly cellular office accommodation which has been created with the use of blockwork partitions.

Features

- Ceiling mounted fluorescent lighting
- Carpeted
- Shared wc facilities
- Shared kitchen facilities
- EPC Rating E105

Accommodation

The premises have the following net internal floor areas:

Floor Areas	Sq Ft	Sq M
First Floor	1,299	120.7
Second Floor (approx)	1,621	150.6
Total	2,920	271.3

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Terms

The premises are available to let by means of a new lease for a term to be agreed. Further details on application.

Code for Leasing Business Premises

You should be aware that the Code for Leasing Business Premises in England and Wales 2007 strongly recommends you seek professional advice from a Qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk.

Business Rates

Rateable Value : Enquire with Local Authority.
UBR 2014/15:
47.3p per £1.

Service Charge

A building service charge will be applicable. Further details are available on request.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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