

An aerial photograph of the Barry Waterfront development, showing a mix of modern multi-story buildings, a large parking lot filled with cars, and a waterfront area with a river or harbor. The image is darkened to serve as a background for the text.

DOCKSIDE

AT BARRY WATERFRONT

W.

An exciting new development in the heart of **Barry** in South Wales



523- 3,365 sqft
Size



£660 - £4,770
Rental Price



£82,000 - £526,500

W **DOCKSIDE**
AT BARRY WATERFRONT



DOCKSIDE
AT BARRY WATERFRONT

Executive Summary



Retail, Leisure, Office
Flexible Commercial



523 - 3,365 sqft



Commercial



Barry Station
(0.7 miles)

Vibrant go-to destination for the local



Drone Footage

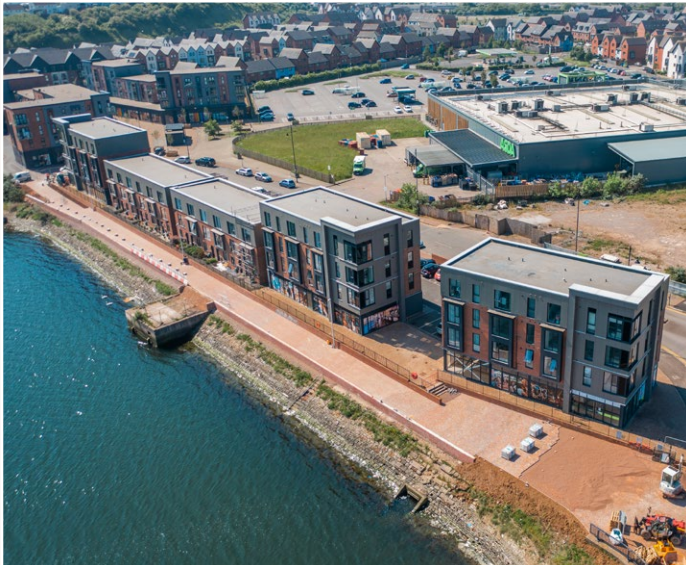
About Dockside at Barry Waterfront

Dockside at Barry Waterfront is an exciting new commercial development consisting of 23 units and will be a vibrant go-to destination for the local and surrounding area. Planning is already approved for use classes consisting of food and drink, retail, office, and other flexible commercial use.

Property is available from 523 square foot/£82,000 up to 3,365 square foot/£526,500 (Rental available from £660 - £4,470 per calendar month).

Property is available with immediate effect.

Consultation with the local council has confirmed a flexible approach to use class changes (commercial only).





Barry Station

West Quay Medical

Goodsheds

ASDA Superstore

Dockside at Barry



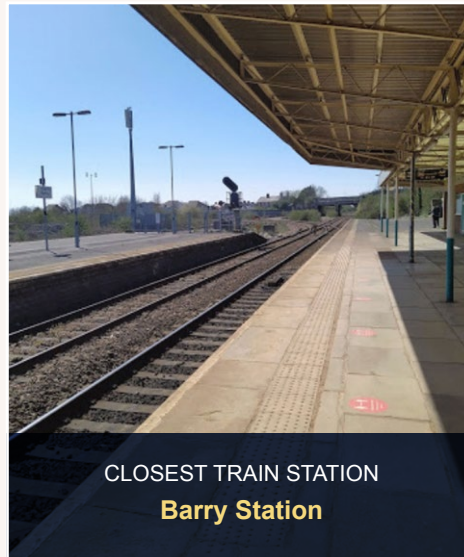
DOCKSIDE
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Location

Dockside at Barry Waterfront, is in the heart of the town near main transport links, next to the town centre and Barry Island, whilst being surrounded by a new development of 1000+ new homes.

Dockside and Barry fits snugly between Wales's capital city of Cardiff to the east and an international airport a few miles to the west.

Dockside is walking distance to a rail service that connects Barry to Cardiff in under 20 minutes.

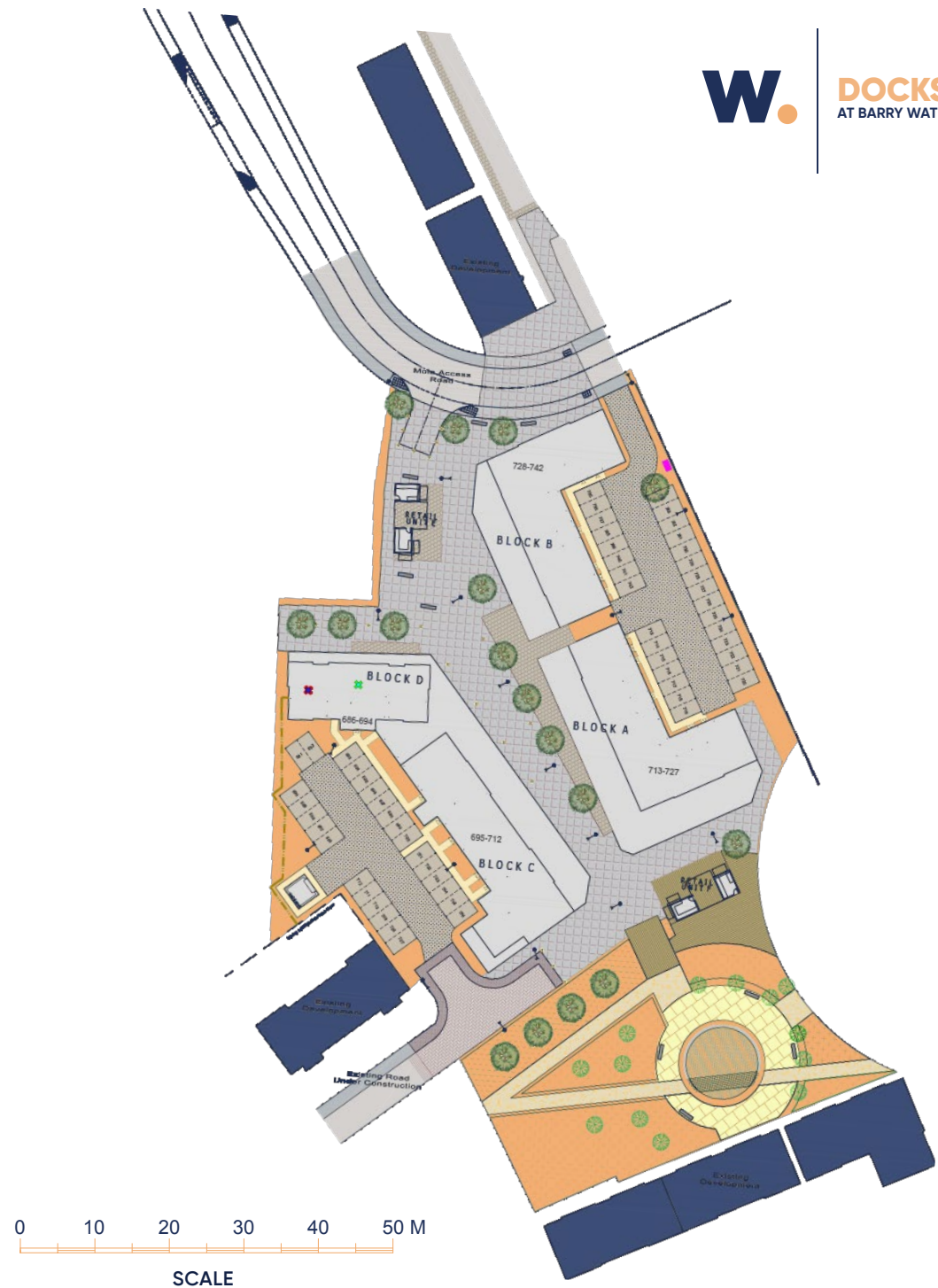


Planning

The commercial units are approved and shall be used for purposes of A1, A2, A3, B1, D1 and D2 Use Classes.



DOCKSIDE
AT BARRY WATERFRONT



0 10 20 30 40 50 M
SCALE

Block A Elevation



West Elevation



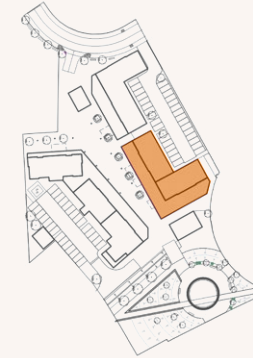
East Elevation



South Elevation



North Elevation



Block B Elevation



West Elevation



East Elevation



South Elevation



North Elevation



Block C Elevation



South Elevation



North Elevation



West Elevation



East Elevation





DOCKSIDE
AT BARRY WATERFRONT

Accommodation Schedule

Units Available	Sqft	Rent	Price
x1	557	£700	£87,200
x1	523	£660	£82,000
x1	544	£680	£85,200
x2	538	£680	£84,200
x1	764	£960	£119,600
x2	1443	£2,170	£225,800
x1	2711	£3,850	£424,200
x1	1935	£2,910	£302,800
x1	3009	£4,270	£470,800
x3	527	£840	£82,500
x1	1959	£2,940	£306,500
x1	2997	£4,250	£468,900
x1	3365	£4,770	£526,500
x1	614	£820	£96,100
x1	871	£1,170	£136,300
x1	869	£1,160	£136,000
x1	592	£790	£92,700
x1	875	£1,170	£136,900
x1	622	£830	£97,400





DOCKSIDE
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CGI Exterior



* for illustrative purposes
(actual exterior will be responsibility of occupant)



DOCKSIDE
AT BARRY WATERFRONT

CGI Interior



* for illustrative purposes
(actual exterior will be responsibility of occupant)

Floorplans

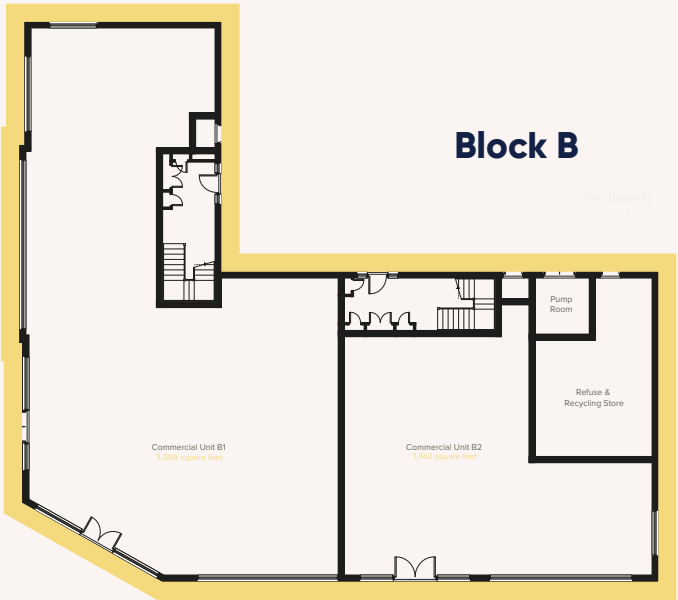


DOCKSIDE
AT BARRY WATERFRONT

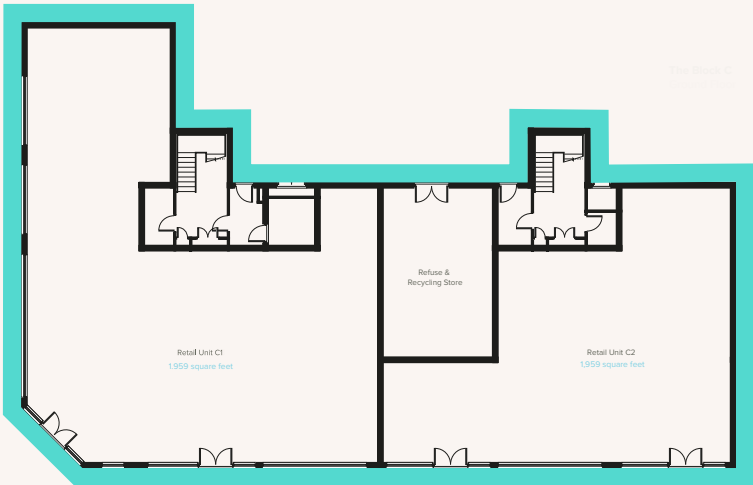
Block A



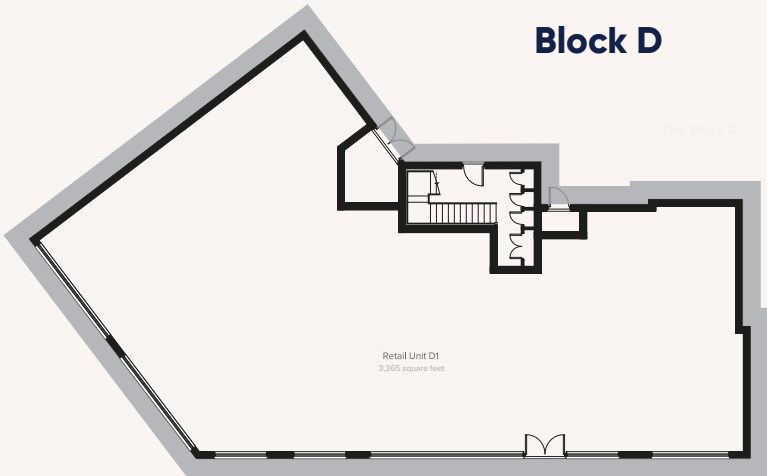
Block B



Block C



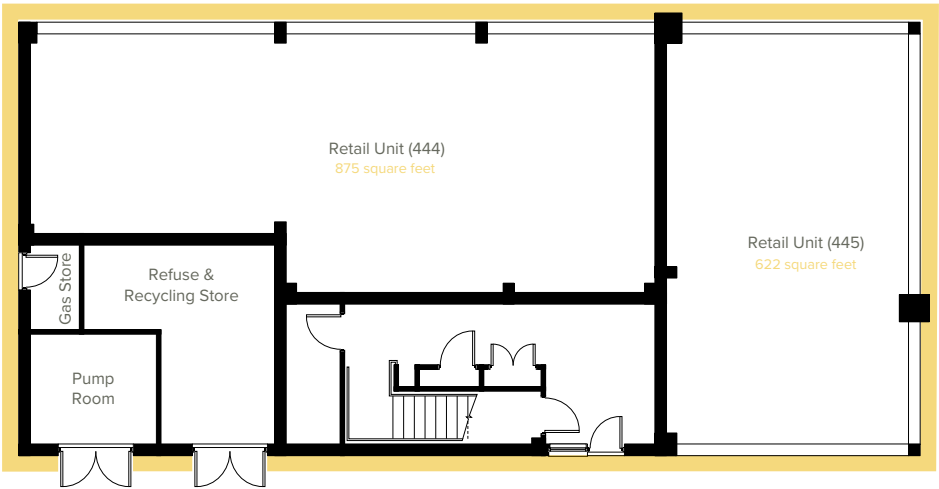
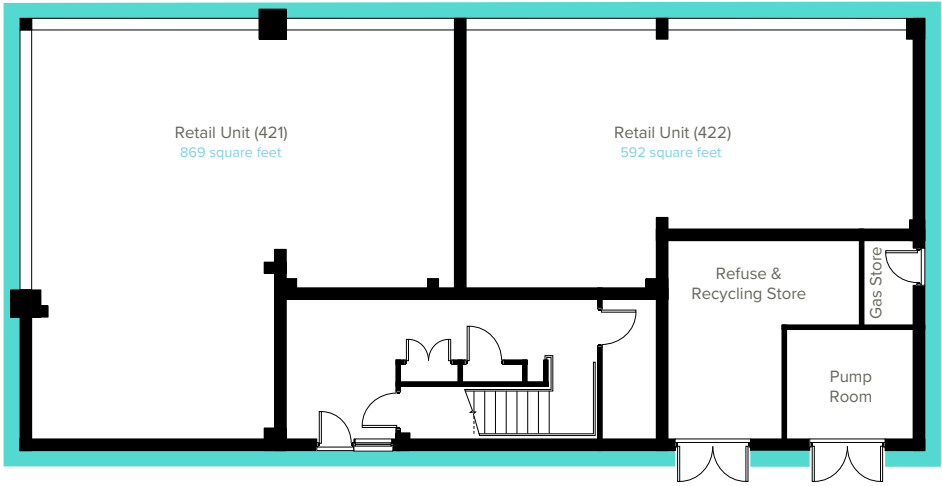
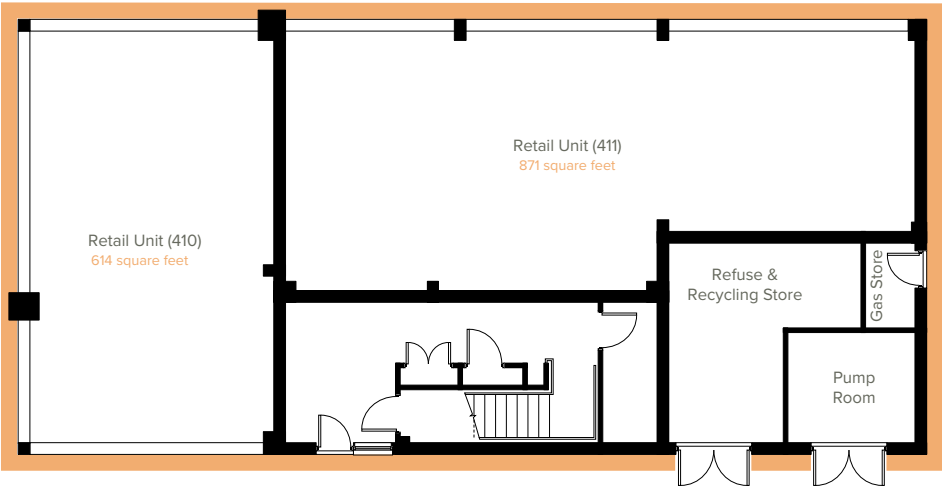
Block D



Floorplans



DOCKSIDE
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Further Information

VAT:

All properties are VAT applicable

VIEWINGS:

Available strictly by appointment only

PROPOSAL:

Units available from £82,000 to £526,500 and sizes from 523 sqft to 3,365 sqft



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