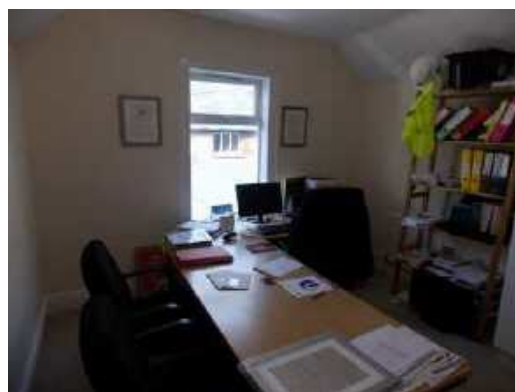




106 Broad Street, Barry

£8,000

A suite of offices situated over two floors (approx 1,400 sq ft) in a prominent corner position in the West End of Barry being close to Barry Town Centre, train station and bus routes. The available suite is to the second and third floor of the building and briefly comprises; spacious reception area, four offices, kitchen and WC. The property has necessary electrical and telecommunications wiring and lighting and benefits from central heating and double glazing. The building is currently being used by a Care Home located above an Estate Agency. All figures are quoted exclusive of VAT where applicable. Water rates and gas are included in the rental price. Flexible lease terms available.



106 Broad Street, Barry

Reception 10'6" x 16'10" (3.20m x 5.13m)

Spacious reception area with double glazed box bay window and additional window to front elevation. Deep coving and skirting boards. Picture rail. Carpeted flooring. Victoria fire place.

Office One 9'2" x 19'9" (Max) (2.79m x 6.02m (Max))

Carpeted flooring. Double glazed window to front elevation. Radiator.

Kitchen

Sink and drainer unit integrated to kitchen base unit. Double wall cupboard above. Vinyl flooring. Double glazed french doors.

WC

White low level WC with pedestal wash hand basin. Carpeted flooring. Radiator. Sky light window.

Office Two 10'5" x 11'4" (3.18m x 3.45m)

Smoothly plastered ceiling with exposed beam. Carpeted flooring. Double glazed window to rear elevation. Radiator.

Office Three 9'8" x 8'4" (2.95m x 2.54m)

Smoothly plastered ceiling. Carpeted flooring. Two double glazed windows to side elevation.

Office Four 15'10" x 11'11" (4.83m x 3.63m)

Exposed beams with spot lighting. Carpeted flooring. Exposed brick wall to chimney breast. Under eaves storage. Three sky light windows.

