

# PORT OF BARRY

TO LET

16.67 hectares (41.20 acres)

Barry Docks, Atlantic Way,  
Barry, CF63 3US

Available Property

Development site

Port-centric location

Flexible development site  
with potential to expand

Multimodal transport connections

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# Opportunity

Port-centric development site with rail and road loading capabilities, in close proximity to the quay, to let. The site extends to approximately 16.67 hectares (41.20 acres). Available as a whole or in part with the capacity to expand the site further, the opportunity offers accommodation suitable for a variety of potential uses on a design and build basis or can be offered for open-storage uses. The site has potential access to sustainable power sources. The Port of Barry has been identified as a development site for projects associated with the energy transition with potential to connect to low carbon infrastructure such as hydrogen and renewable power.

## Location

Nine miles south west of Cardiff, the Port has excellent multimodal connections, with a link road to Junction 33 of the M4 and direct rail connections to the Barry Intermodal Terminal, enabling container transportation by train to UK deep sea hub ports.

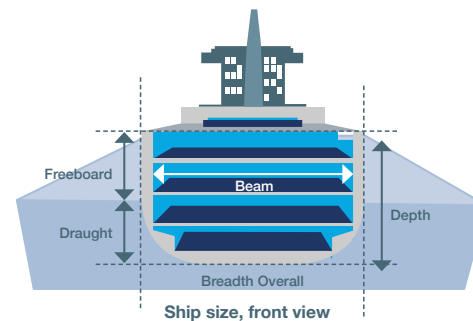
**Road** Barry Docks are located approximately 9 miles south west of Cardiff and are accessed via the B4267 and A4055. Junction 33 of the M4 motorways is located approximately 8 miles to the north and is accessed via the A4231, A4050 and the A4232 dual carriageway.

**Rail** There are direct rail services from Barry Dock to Cardiff and onward direct services to London Paddington and Birmingham New Street from Cardiff Central.

**Sea** Barry benefits from multiple berth locations within its enclosed dock system enabling the handling of a range of cargoes direct to road or into open and covered storage.

## Port Services

The Port benefits from mechanical handling equipment and weighbridge facilities, together with covered and outside storage facilities as well as a recycled metal import / export terminal with dedicated a rail connection. The Barry Intermodal Rail Terminal facilitates container transportation by rail to UK deep-sea hub ports. ABP can provide handling services (quotation on application).



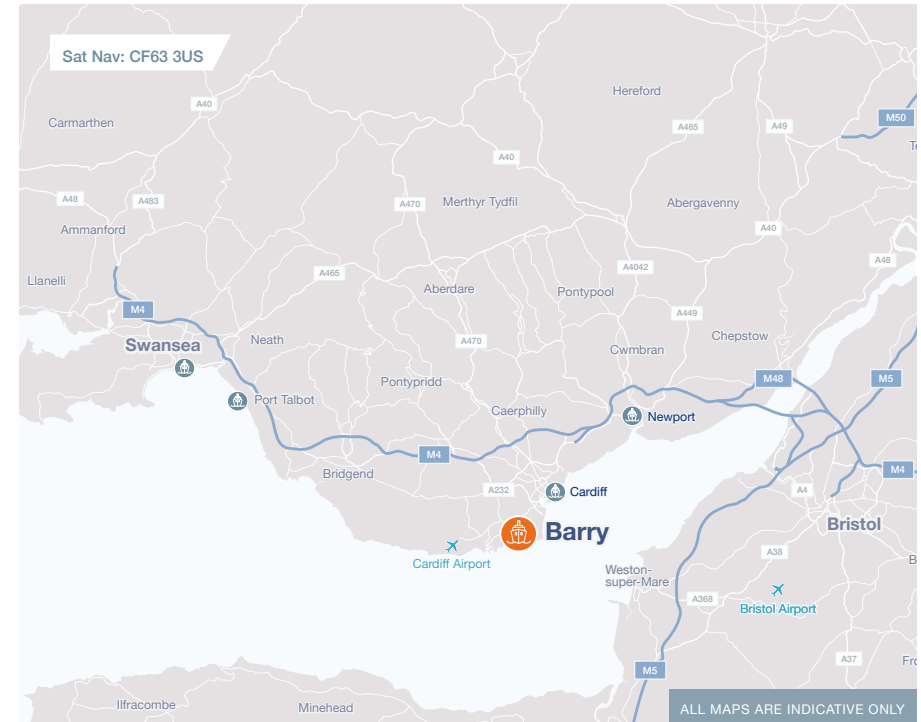
**Draught:** up to 9.0m

**Length:** 178m

**Beam:** up to 19.2m

**DWT:** 23,000 tonnes.

(ABP can provide separate handling services quotation on application).



## Potential Uses

- + Industrial
- + Manufacturing & processing
- + Distribution/logistics
- + Warehousing
- + Port-related uses
- + Open storage
- + Low carbon energy generation









# Land Space Funding



## Planning

The adopted Vale of Glamorgan Local Development Plan (2011-2026) identifies the Port as an existing employment allocation, promoting a mix of B1 and / or B2 and / or B8 uses. All interested parties are however advised to refer all planning specific enquiries to Vale of Glamorgan Council, Civic Offices, Holton Road, Barry, CF63 4RU.

## Services

Mains services consisting of electricity, water and drainage will be made available to site and can be connected at an additional cost to the incoming tenant.

## Service Charge

A provision will be included for any lease for each tenant to pay a service charge, contributing to the costs of maintaining the common areas of the estate and providing on site security.

## Tenure

The Port offers leasehold opportunities for open storage, existing accommodation or for bespoke development to meet individual occupier requirements. Terms are available on application and as per the insert schedule.

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



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TC-00071 December 2023



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## Delivering Property Solutions

ABP Property has the land, the space and the in-house funding to deliver existing or bespoke property solutions. With 960 hectares of available port-based development land and a wealth of experience in the provision of industrial, logistics and office space, talk to us about how we can help you.

[property.abports.co.uk](http://property.abports.co.uk)