



DOCKSIDE
AT BARRY WATERFRONT

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

from £82,000 / 523 sqft to £526,500 / 3,365 sqft



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AT BARRY WATERFRONT

Executive Summary



Retail, Leisure, Office
Flexible Commercial



523 - 3,365 sqft



Commercial



Barry Station
(0.7 miles)

The vibrant go-to destination



Drone Footage

[Click here](#)

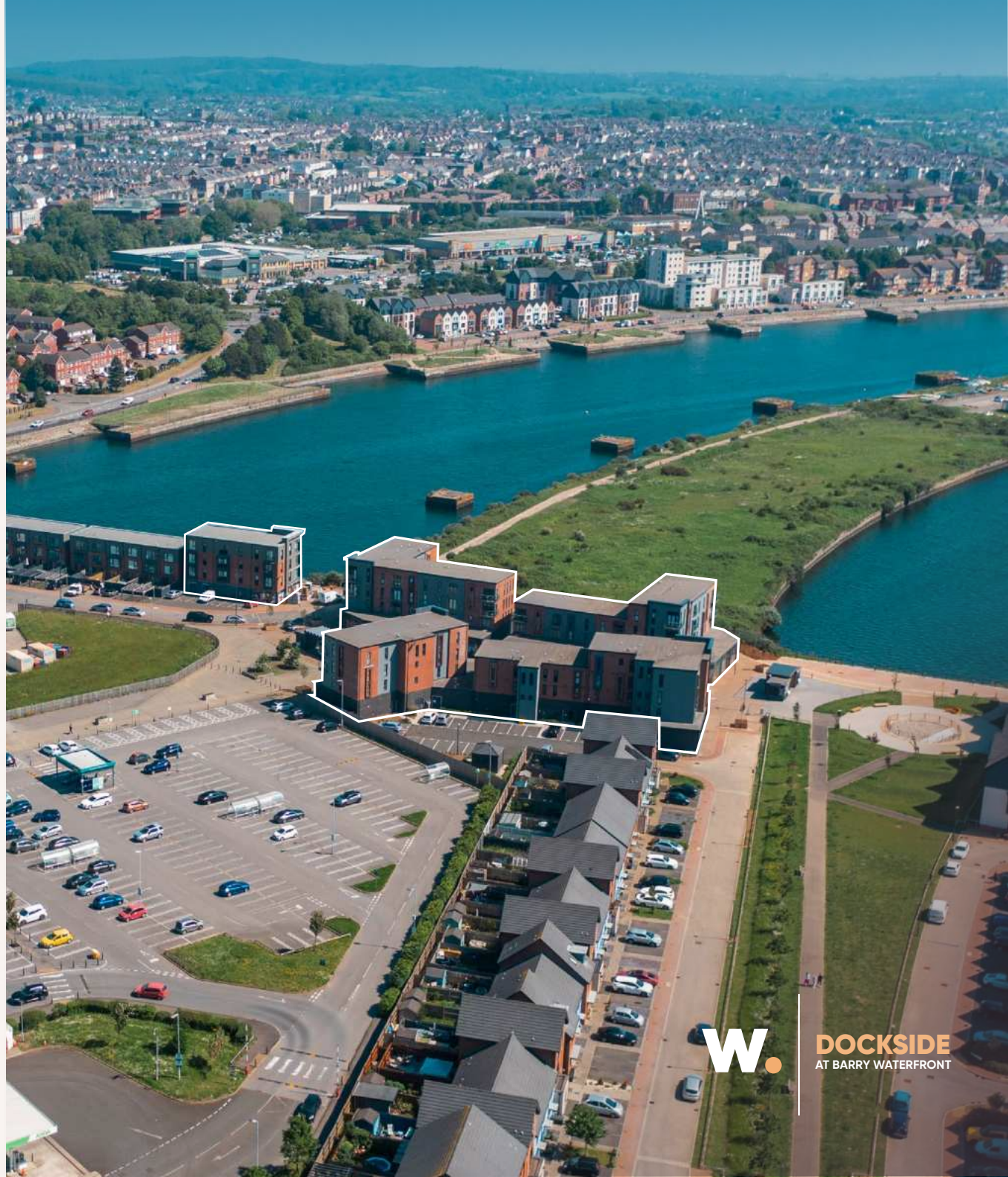
About Dockside at Barry Waterfront

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 a combination of purposes including shops/retail, financial and professional services, food and drink, business/office, assembly and leisure, 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

College of 2000+ students coming soon

ASDA Superstore

Dockside at Barry



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Location

Dockside at Barry Waterfront is in Barry, a town in the Vale of Glamorgan, Wales. Dockside is situated along the coast of the Bristol Channel, south of Barry's town centre and adjacent to the existing Barry Dock area. The development is just a short distance from Barry's town centre, making it easily accessible for residents and visitors. This proximity facilitates the integration of this area with the rest of the town.

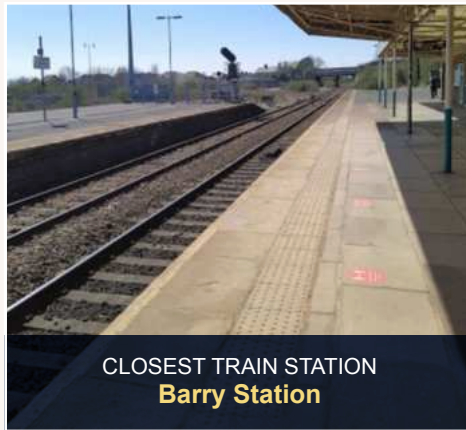
The area is well-connected by road, with easy access to the A4050 and A4231, linking it to Cardiff and other parts of South Wales. Public transport options, including bus services and three railway stations, ensure convenient connectivity, with Cardiff accessible by rail in under 20 minutes. The Port of Barry is a critical international trade connection whilst Cardiff airport is 10 minutes away, which services UK and international travel.

Barry Waterfront includes numerous residential developments, offering a variety of housing options from apartments to townhouses, with 1700+ neighbouring new homes built in recent years.

This development is a prime location and the epicentre of the local area, surrounded by numerous amenities including a superstore, a college of 2000+ students coming soon, Goodsheds, whilst also being the key pedestrian route from a large residential area through to the main town.



Goodsheds



CLOSEST TRAIN STATION
Barry Station

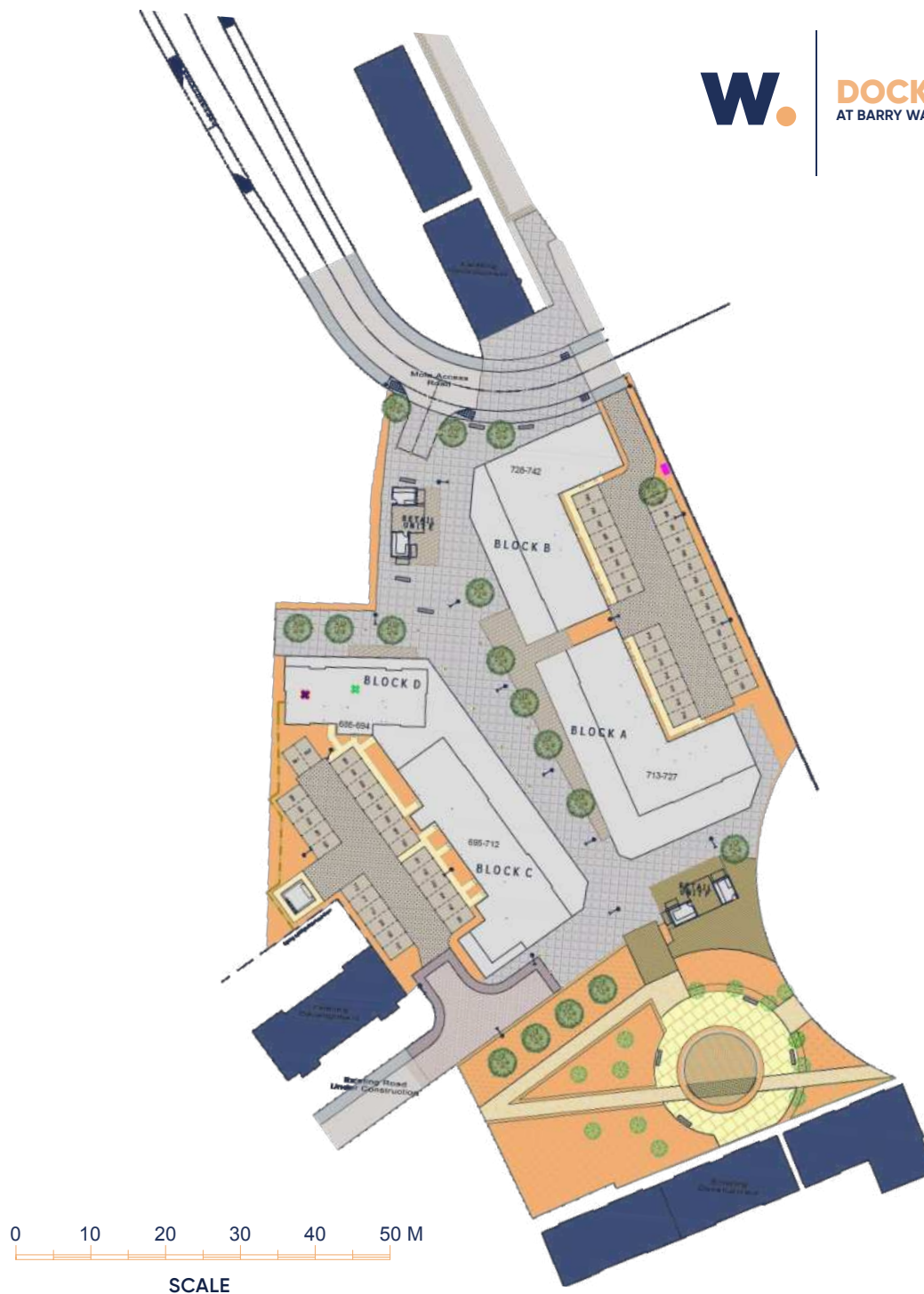


CLOSEST LOCAL AMENITY
ASDA Barry Superstore



Planning

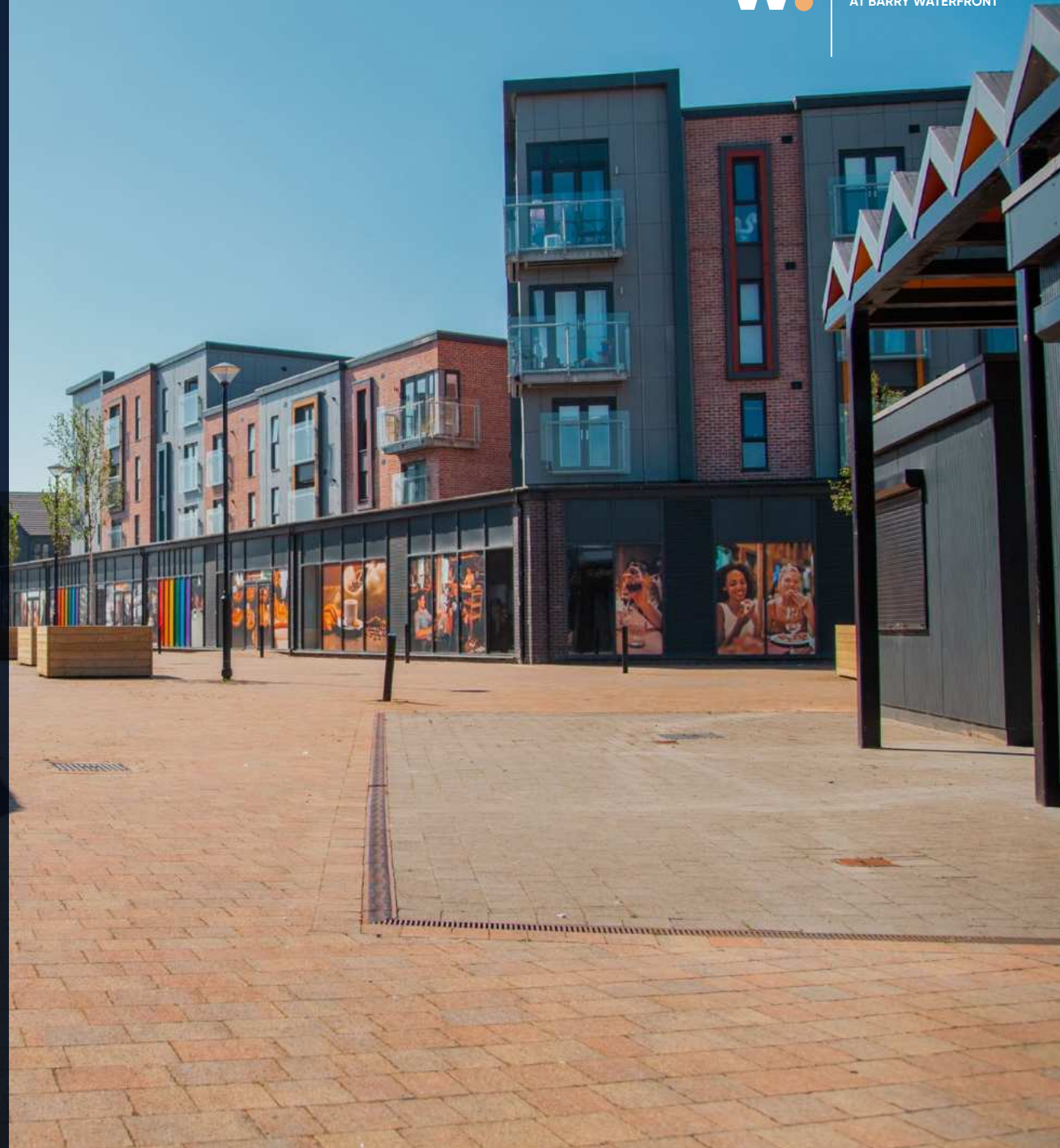
The commercial units are approved for a combination of purposes including A1 (shops), A2 (financial and professional services), A3 (food and drink), B1 (business/office), D1 (other non-residential institutions), D2 (assembly and leisure). Dockside will be a thriving area with a range of businesses serving the local community.





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 |





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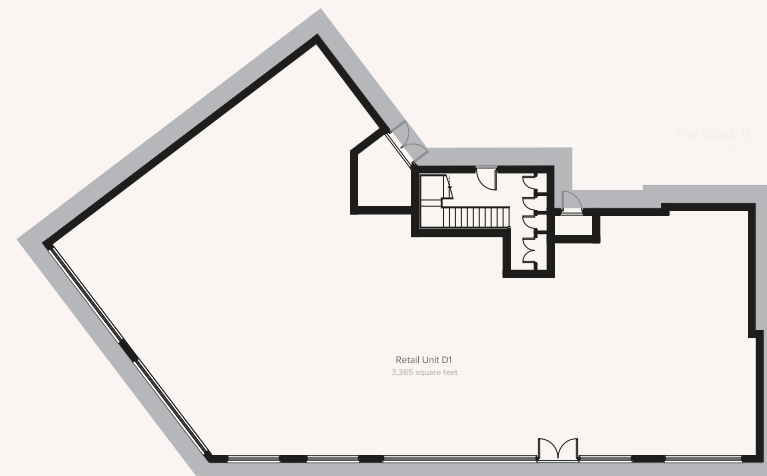
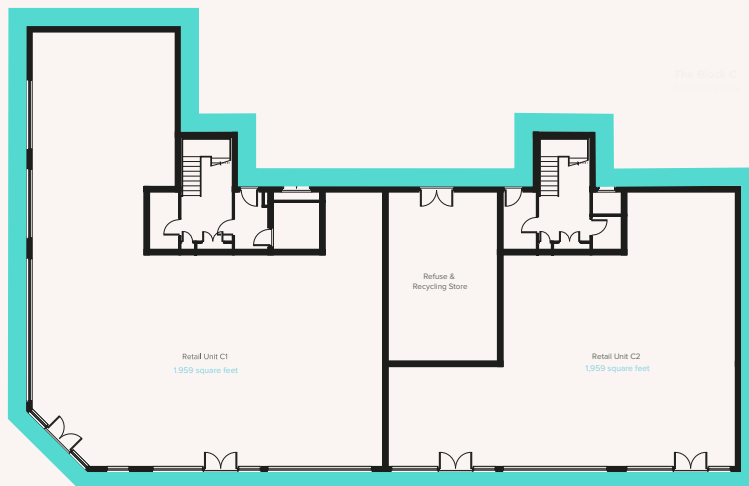
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CGI Interior

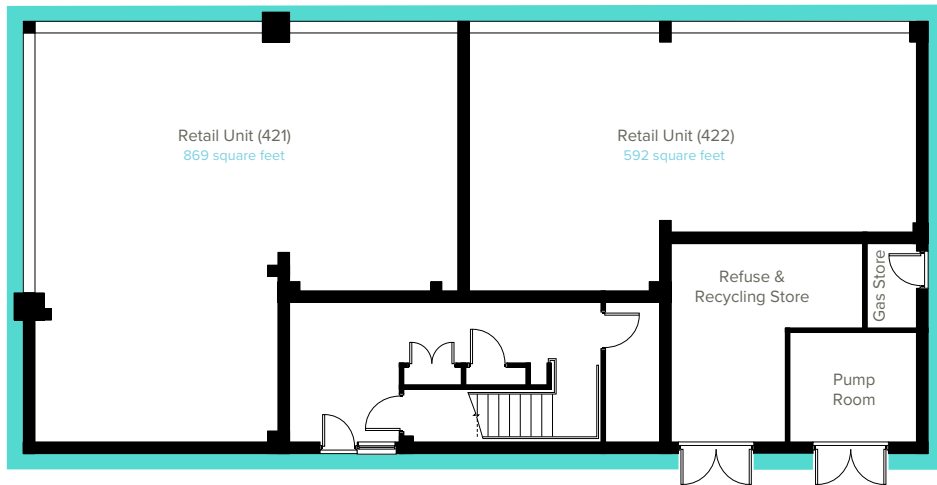
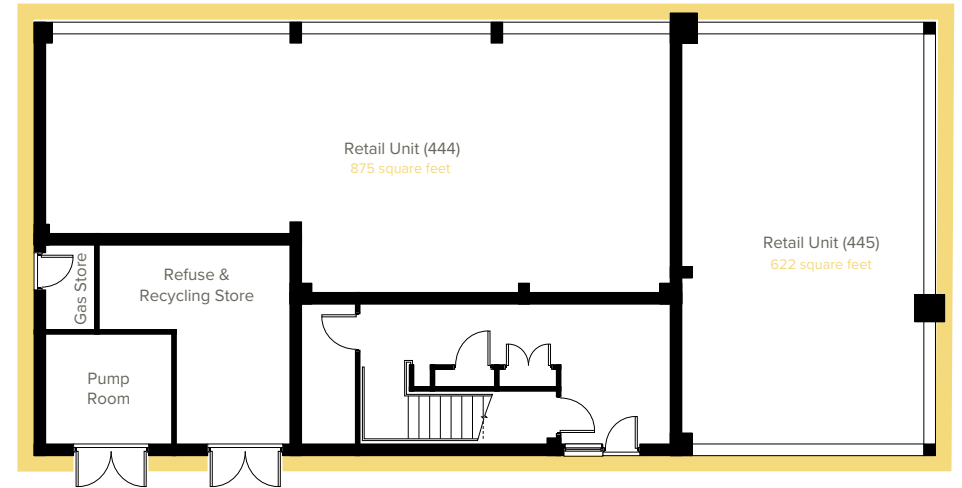
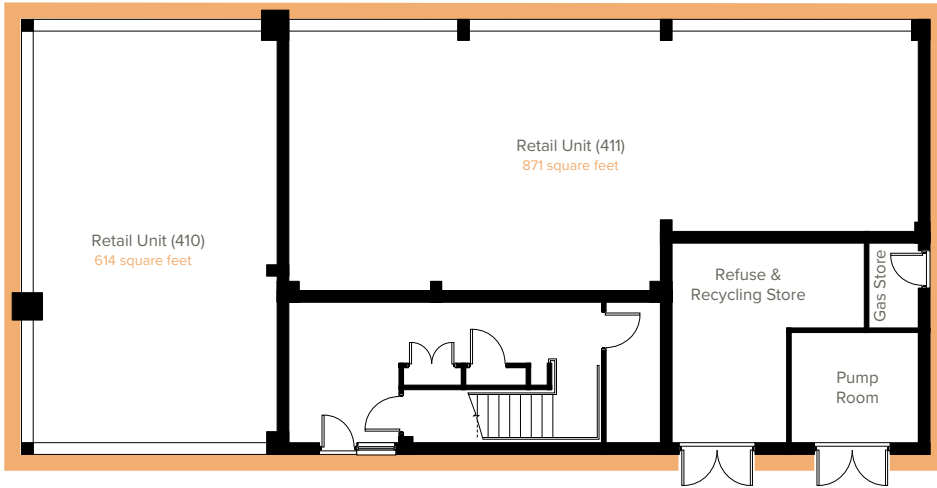


* for illustrative purposes
(actual interior will be responsibility of occupant)

Floorplans



Floorplans



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



Dan Cholewinski
Property Consultant

dancholewinski@whozoo.co.uk
0333 200 8330



Luke Curtis
Property Consultant

lukecurtis@whozoo.co.uk
0333 200 8330

whozoo.
Commercial Property, Expertly Done

T: 0333 200 8330
E: info@whozoo.co.uk
Unit 2, 2 Delacourt Road London SE3 8XA

www.whozoo.co.uk
www.linkedin.com/company/whozooltd/

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