



## First Floor Offices, Unit 3 Parc Merlin

Glan Yr Afon Industrial Estate, Aberystwyth, SY23 3FF

**TO LET / For SALE: High  
quality office  
accommodation in  
Aberystwyth**

**2,596 to 5,192 sq ft**  
(241.18 to 482.35 sq m)

- BREEAM excellent
- Suspended Ceilings
- Recessed Light Fittings
- Carpet Flooring
- Communal Parking
- Intruder Alarm
- Freehold purchase opportunity

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## Summary

<b>Available Size</b>	2,596 to 5,192 sq ft
<b>Rent</b>	£10.50 - £11.50 per sq ft
<b>Rates Payable</b>	£2.38 per sq ft
<b>Rateable Value</b>	£22,000
<b>Service Charge</b>	A service charge will be levied to cover running and maintenance of the building and its common parts. Full details upon request.
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (54)

## Description

The property is a modern two storey office building with a glazed entrance and reception areas. Access to the first floor is via the shared lift and stairwell, which leads to the self-contained first floor accommodation.

The office suite has a high specification fit-out and includes a self-contained WC and kitchen facilities. The suite has been sub-divided to create smaller offices, with a large open plan area in the centre.

## Location

Aberystwyth is a coastal town in Ceredigion and is well known for its University which boosts the population by 9000 for three quarters of the year. The town is the administrative and commercial centre for West Wales, with a current urban population of approximately 15,935, and surrounding district areas totalling 74,000.

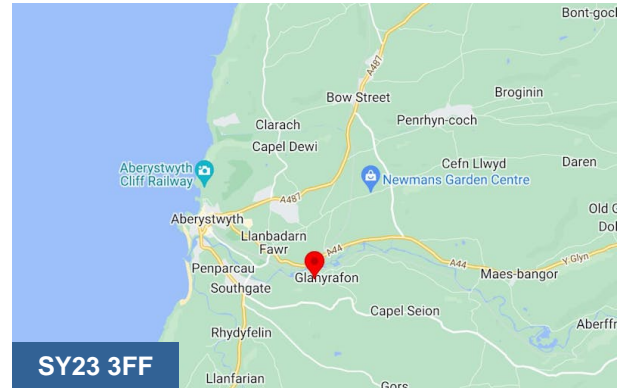
The town is well served with transport links and is a hub for the outlying communities. Parc Merlin is a prominent and distinctive development, located on Glanyrafon Industrial Estate, the main commercial, industrial and trade counter district in Aberystwyth. The site is close to the A44, and approximately 3 miles from Aberystwyth town centre and seafront.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Office	2,596	241.18	Available
1st	2,596	241.18	Available
<b>Total</b>	<b>5,192</b>	<b>482.36</b>	

## Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



## Viewing & Further Information



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