



Unit 8

Parc Derwen Fawr, Llanidloes, SY18 6FE

Modern Warehouse Unit with Offices

4,220 sq ft
(392.05 sq m)

- Located Close to Llanidloes Town Centre
- Well Positioned within Mid-Wales
- Comprises Offices and Welfare Facilities
- 6.9m Apex
- Minimum Height 3.5m
- £8.50 per sq. ft per annum

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Summary

Available Size	4,220 sq ft
Rent	£8.50 per sq ft
Rates Payable	£6,603.50 per annum
Rateable Value	£11,750
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (54)

Description

The unite comprises good quality office accommodation at ground floor level, which benefits from suspended ceilings with recessed lighting and surface mounted power trunking.

The property provides underfloor heating, double glazing, kitchen facilities, and WCs.

Location

Parc Derwen Fawr is situated on the outskirts of the market town of Llanidloes, just off the A470 north of Brecon and Llandrindod Wells.

It has good access routes through to Aberystwyth in the west along the A44 and access east to Newtown and Shrewsbury along the A483, providing convenient access to other main towns and business parks within the mid Wales area.

Accommodation

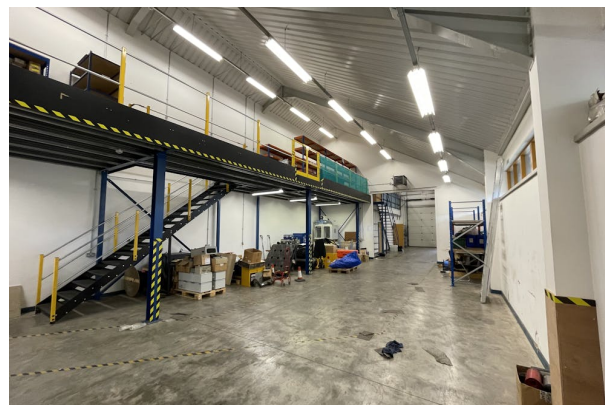
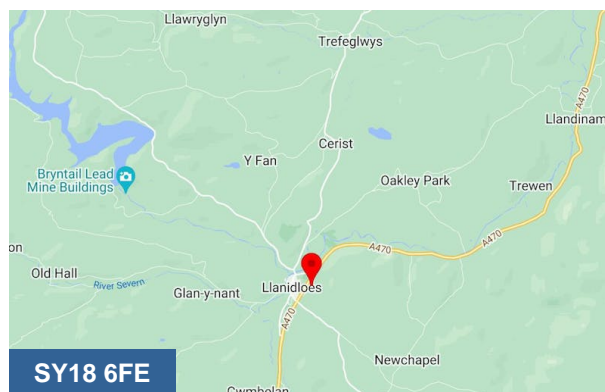
Name	sq ft	sq m	Availability
Unit - Warehouse	2,123	197.23	Available
Unit - Offices & Welfare	2,097	194.82	Available
Total	4,220	392.05	

Viewings

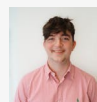
Strictly by appointment only via Cooke & Arkwright

Terms

Available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.



Viewing & Further Information



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