



Unit 4

Wyeside Enterprise Park, Llanelwedd, Builth Wells, LD2 3UA

Detached Industrial Unit - To Let

17,359 sq ft
(1,612.70 sq m)

- Prominently located at the entrance to Wyeside Enterprise Park
- Minimum Eaves: 5.1m rising to 7.4m Apex
- Modern Steel portal frame construction with brick elevations
- 1 x level Loading Doors
- 3 Phase Power

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Summary

Available Size	17,359 sq ft
Rates Payable	£16,451.25 per annum
Rateable Value	£30,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (60)

Location

The property is located on Wyese Enterprise Park, Llanelwedd just North of Builth Wells. The Park is located off the A481 close to the main arterial routes of the A483 and A470 running through central Wales.

The nearby market town of Builth Wells is well-known with a broad selection of local and national occupiers across the town. On the outskirts are a variety of agricultural and car dealerships and retail warehouses.

Description

The Unit comprises a detached building of steel portal frame construction under a pitched profile roof. Elevations are a mixture of brick and steel profile cladding.

The unit is serviced by 1 x loading doors and a separate personnel entrance leading to reception and various office/meeting rooms and welfare block. There is a mezzanine area which could provide additional storage by an occupier.

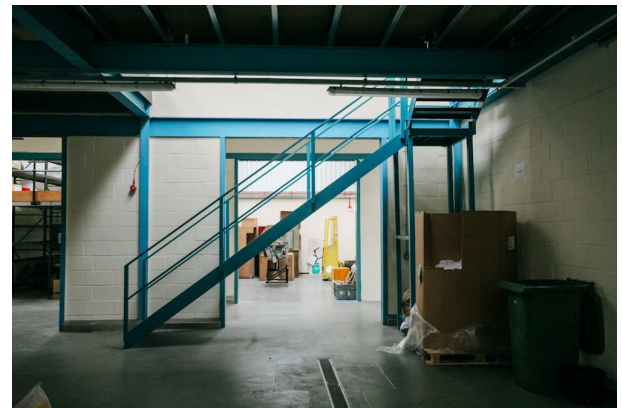
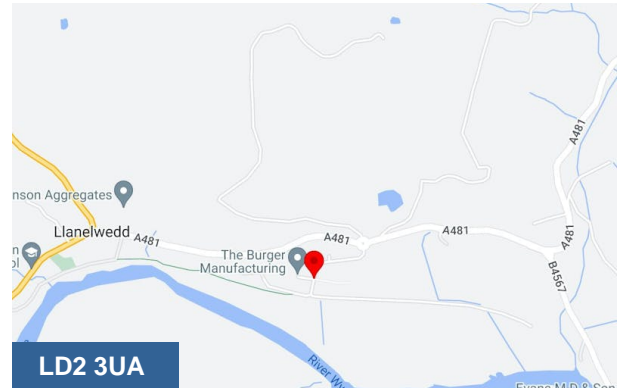
All mains services are available in the property including 3 phase power.

Externally there is a hard surfaced yard areas to either end of the unit together with marked car parking bays adjacent to the office block.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Main warehouse	5,850	543.48	Available
Total	5,850	543.48	



Viewing & Further Information



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