

3,139 – 6,278 SQ. FT.
(291.6 – 583.2 SQ. M.)

SCREWFIX

M
MORRISONS

Unit 34 & 35
(3,139 – 6,278
- sq. ft.)

Unit 12
(3,245 sq. ft.)

Unit 30
(505 sq. ft.)

Unit 6
(3,139 sq. ft.)

- New FRI lease / No deposit
- Established trade location
- To be fully refurbished
- Car parking provisions

*Highlighted units are for indicative purposes only

TO LET

INDUSTRIAL UNITS WITHIN WELL ESTABLISHED ESTATE

Vastre Industrial Estate, Heol Vastre, Newtown, SY16 1DZ

LOCATION

Newtown is the largest town in the county of Powys, Mid Wales being located within 8 miles from the Wales-England border, 80 miles directly west of Birmingham and 97 miles north of Cardiff.

Newtown has recently benefitted from the completion of the four-mile Newton Bypass in August 2018, which has allowed faster and more direct access into the estate from the wider area and eased the traffic through Newtown.

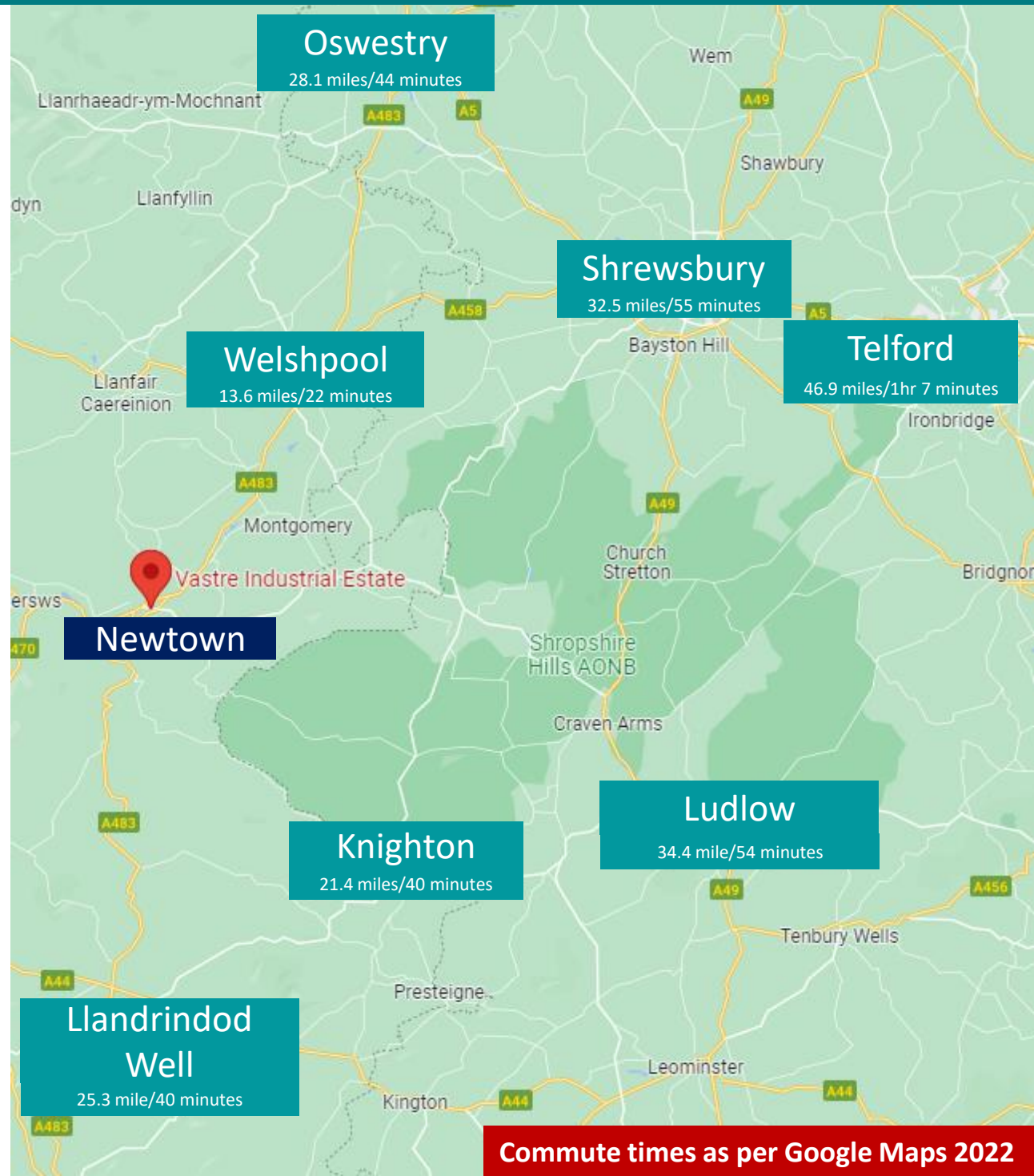
Newtown Railway Station also offers alternative access to the town, which runs eastwards to Shrewsbury and Birmingham and westwards to Aberystwyth.

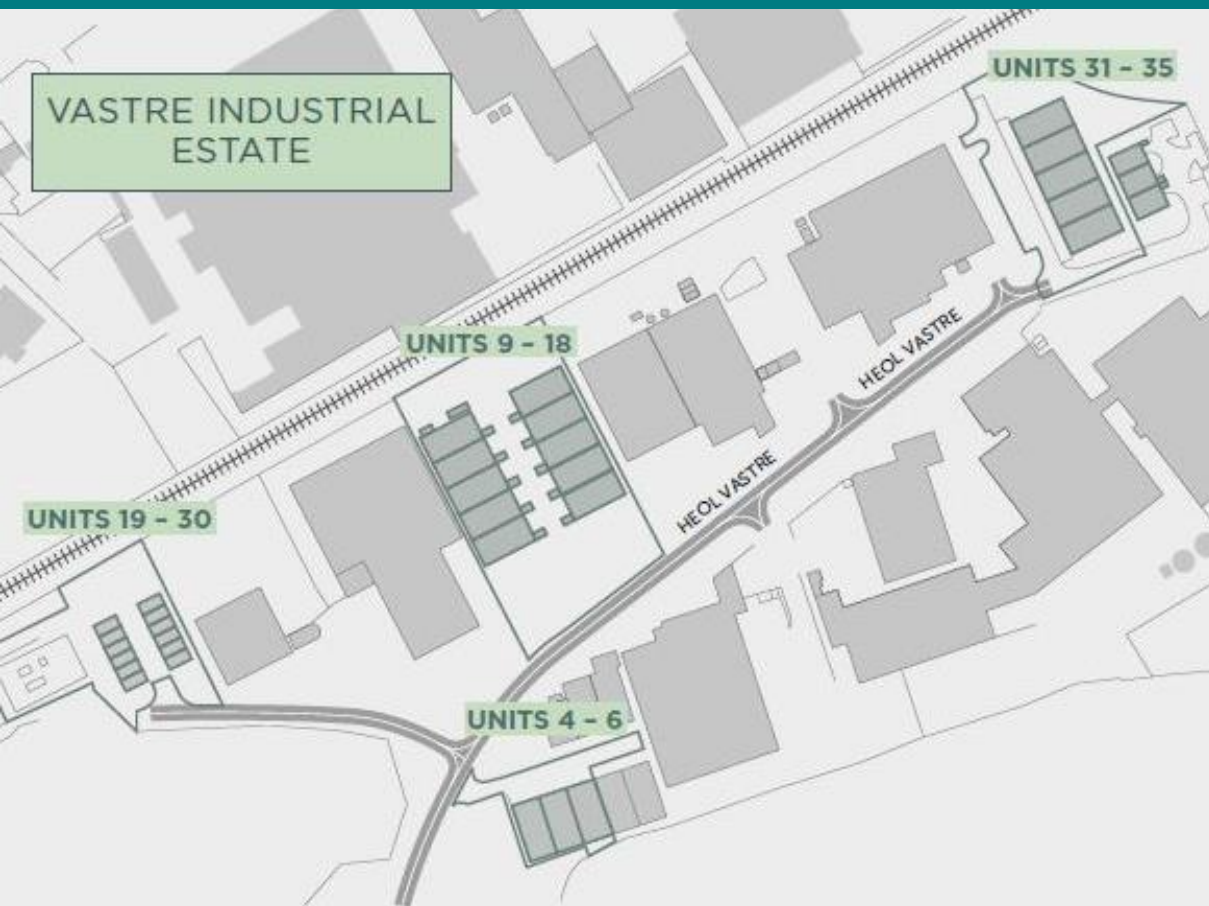
DESCRIPTION

Vastre Industrial Estate is a well established estate located approximately 1 mile of Newtown's high street. The estate is accessed through Heol Vastre from the south and is bordered to the north by the Newtown railway line.

There are a range of workshops and industrial units from 505 to 3,245 sq. ft. situated in a terrace of industrial accommodation of steel truss construction with brick walls. Each unit has a concrete floor, translucent roof panels, suspended lighting systems with roller shutter loading doors.

Works office and WCs provision is provided within each unit and the eaves height across the terrace is 3.05m. Car parking is available at the front of each unit.





SPECIFICATION

- Popular estate within Newtown
- Self-contained units
- Roller shutter loading doors
- Concrete floor
- 3.05 m eaves high
- Translucent light panels
- Suspended lighting system
- WC provisions
- 24/7 access
- New FRI lease
- No deposit
- Adjoining units can be combined to form a larger space
- Great transport links
- Car parking at the front

ACCOMODATION

The approximate gross internal floor areas (GIA) are as follows: -

Unit	Size (Sq. ft.)	Size (Sq. m.)	Availability
4	3,139	292	Let
5	3,139	292	Let
6	3,139	292	Available
12	3,245	301	Available
13	3,245	301	Let
14 & 15	6,490	603	Let
16	3,245	301	Let
17	3,245	301	Let
18	3,245	301	Under Offer
19	505	47	Let
20	505	47	Let
21	505	47	Let
22	505	47	Let
23	505	47	Let
24	505	47	Let
25 & 26	1,010	94	Let
27	505	47	Let
28	505	47	Let
29	505	47	Let
30	505	47	Available
31	3,139	292	Let
32	3,139	292	Let
33	3,139	292	Let
34 & 35	6,278	583	Available
TOTAL	53,887	5,007	-



LEASE TERMS

The units are available by way of a new FRI lease upon a term to be agreed.

RENT

Unit 6, 34 & 35– from £330 per week plus VAT
Unit 12 – from £350 per week plus VAT
(Subject to Contract)

EPC

Copies of the EPCs are available upon request.

VAT

VAT will be charged on all costs.

SERVICE CHARGE

Service charge will be levied to cover the costs of maintenance, repair and upkeep of the shared common internal and external areas of the estate and is approx. £0.60 per sq. ft.

BUSINESS RATES

We advise all applicants to make their own enquiries through the local billing authority.

VIEWINGS

For further information or to arrange a viewing, please contact Patricia or Joe at 020 8861 0500 or by email at enquiries@propertyco.net

