



Unit 3 Broadaxe Business Park, Presteigne, Powys, LD8 2UH

£55,000 P.A

jackson
property

- Large Warehouse with Roller Shutter Door
- Further Substantial Mezzanine Floor Area
- Ground Floor & First Floor Office Space
- Kitchen & Toilet Facilities
- Total Unit Size – 12,000 Sq Ft (1,115 Sq M)
- Yard Area To Rear & Allocated Parking

LOCATION

Prominent position on Broadaxe Business Park, set on the fringe of the border town of Presteigne, with access directly onto the B4355, Joe Deakins Road, linking Presteigne with other local towns such as Kington and Knighton.

BRIEF DESCRIPTION

Unit 3 Broadaxe Business Park is presented in good condition throughout and offers both warehouse/industrial areas and office space set over two floors. On entering the site there is car parking to the front of the building for circa 6-7 vehicles and a further small hard standing yard area to the rear with large roller-shutter door giving access to the main industrial warehouse space.

The ground floor accommodation includes an entrance hallway leading to a large open plan office space, separate toilet facilities and access to the main large industrial warehouse space. A staircase from the entrance hallway leads to the first floor where there are two further offices, kitchen/staff room and large mezzanine warehouse space.

ACCOMMODATION:

The property provides the following approximate accommodation:

Ground Floor Industrial Warehouse Space - 394.2 sq m (4244 sq ft)
 First Floor Mezzanine Warehouse Space - 480.3 sq m (5170 sq ft)
 Ground Floor & First Floor Office Space - 103.4 sq m (1113 sq ft)
 Kitchen/Toilet/Store & Hallway - 114.2 sq m (1230 sq ft)

Total Approximate Area - 1092.2 sq m (11,757 sq ft)

SERVICES AND EXPENDITURE

Services Connected - Mains Electricity, Water, Drainage and Gas.
 Rateable Value - to be confirmed
 EPC - D (85)

TERMS OF LEASE

Rent - POA
 Details Of Lease Negotiable

VAT

We can confirm that VAT is not chargeable on the rent.

DIRECTIONS

What3Words///lyrics.boast.bill

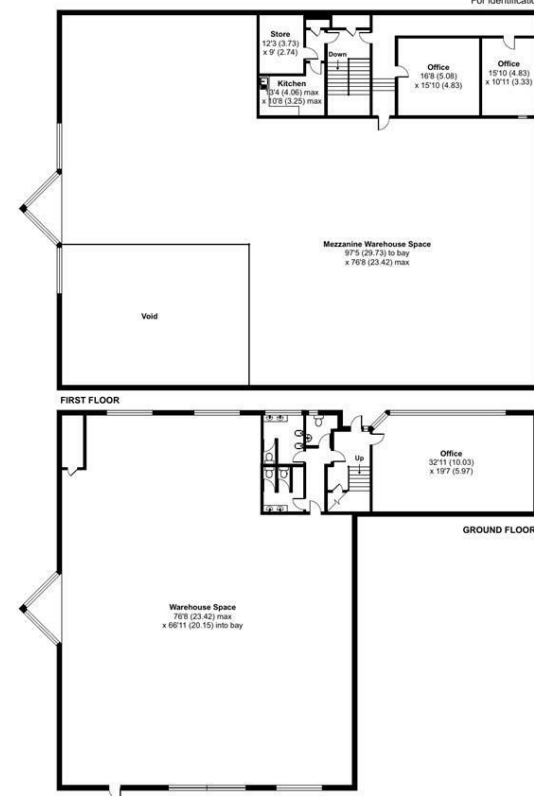




Broadaxe Business Park, Presteigne, LD8

Ground Floor Warehouse Space = 4244 sq ft / 394.2 sq m
 First Floor Mezzanine Warehouse Space = 5170 sq ft / 480.3 sq m
 Office Space = 1113 sq ft / 103.4 sq m
 Kitchen / Toilet / Store & Hallway = 1230 sq ft / 114.2 sq m
 Total = 11757 sq ft / 1092.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). ©tchecom 2025. Produced for Jackson Property. REF: 1281706

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