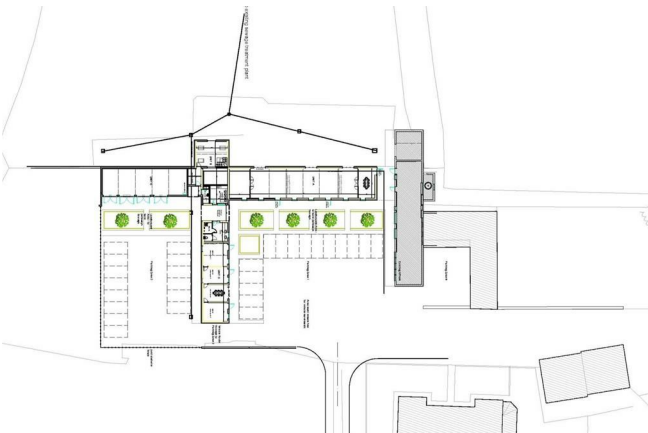






Mathrafal Barns, Meifod, Powys, SY22 6HT  
£2,220 PCM

**\*\*COMMERCIAL OFFICE SPACE TO RENT\*\*** Flexible lease terms available. Individual rooms, collection of rooms and/or additional storage space available. Scope for flexible office space (e.g. desk only, fast broadband and communal facilities). Price on application – call for details.



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#### **UNITS**

Unit A1- 60sqm

Unit A2- 52sqm

Unit A3- 36sqm

Unit B-55.15sqm

Unit C-90sqm

Unit D-92.5 sqm-AVAILABLE SOON

#### **LEASE**

Flexible lease terms available. Individual rooms, collection of rooms and/or additional storage space available. Scope for flexible office space (e.g. desk only, fast broadband and communal facilities)

#### **HEATING**

Underfloor heating in all ground floor units. All buildings insulated to high standard.

#### **BROADBAND**

Superfast fibre available with 70Mbps+ download speed.

#### **BUSINESS RATES**

Assessed by Powys County Council

#### **PARKING**

Parking available pro-rate with unit size.

#### **CLEANING**

Professional cleaning available once a week.

#### **SERVICES**

Carbon neutral site with solar and hydro electricity generation and biomass for heat with mains back up. Sewerage treatment plant.

#### **RENT**

Price on Application.

#### **COSTS**

Lease cost to met by tenant.

#### **EPC**

Available on request.

#### **DIRECTIONS**

From Oswestry proceed on the A483 towards Welshpool, turning right at Llynclys crossroads. Proceed through Porth y Waun turning left sign posted Llansantffraid. Continue through the village of Llansantffraid and proceed through Meifod and over the river bridge with traffic lights. Proceed around the sharp right hand bend turning right signposted Pont Robert, turning next right at the cross roads, proceed where the property will be observed in front of you.

#### **VIEWINGS**

Viewings to be arranged via the Oswestry office of Roger Parry & Partners LLP

Floor Plan  
(not to scale - for identification purposes only)

## General Services:

### Local Authority:

### Council Tax Band:

### EPC Rating:

### Tenure:

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

### Directions:

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### Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG  
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.