

UNIT 4 HEART OF WALES BUSINESS PARK, LLANDRINDOD WELLS



Modern, semi-detached industrial unit, Heart of Wales Business Park Llandrindod Wells LD1 5AB

Available **TO LET** on a new lease

Ground floor - **3,607 sq ft** gross internal floor area

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LOCATION

Llandrindod Wells is well located for serving the mid-Wales region and is home to many public sector organisations including County Hall where Powys County Council have their main offices.

Heart of Wales Business Park is a modern, landscaped industrial development located immediately to the north of Llandrindod Wells town centre with access directly off the A483.

DESCRIPTION

The property comprises a semi-detached industrial unit of traditional steel frame construction with facing brick elevations and part glazed facade with solar canopy.

The unit was constructed about 20 years ago and provides a modern environment with a reception area to the front, toilet facilities (including disabled access), attractive offices on the ground floor with suspended ceiling, dado trunking and electric heating.

The main warehouse space is clear with a minimum internal eaves height of approximately 4 metres rising to 6.65 metres maximum clear height. There is an electrically operated up and over door providing vehicular and loading access to the rear yard. The main space is also heated by a gas fired hot air blower and has fluorescent lighting.

There are large glazed windows (double glazed) to the front on ground and first floors.

SERVICES

Mains electricity, gas, water and mains drainage are connected. Heating is provided by a gas fired hot air blower to the main space and electric wall mounted radiators to the office area.

FLOOR AREAS

The property has a total gross internal floor area of approximately **335 sq m (3,607 sq ft)**.

BUSINESS RATES

The property has a Rateable Value of £12,000 in the 2023 Rating List. Prospective tenants should verify rates payable with the local billing authority.

VAT

VAT will be payable on the rent.

EPC

The full certificate and recommendations can be provided on request.



ASBESTOS

It is the responsibility of the owner or tenant of the property and anyone who has control over it and / or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012. The detection of asbestos and asbestos-related compounds is beyond the scope of the letting agents and accordingly we recommend you obtain advice from a specialist source.

TERMS

A new lease on full repairing and insuring terms at a rental of £21,500 per annum for a minimum three year term.

There is an estate service charge currently payable at £94.17 plus VAT per quarter.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING & FURTHER INFORMATION

For further information please contact agents:

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