

**UNIT 1 WALLER HOUSE , ELVICTA BUSINESS PARK CRICKHOWELL NP8 1DF**



**Unit 1 Waller House ELVICTA BUSINESS PARK Crickhowell NP8 1DF**

**LIGHT INDUSTRIAL** unit with **OFFICES** available **TO LET**

Total gross internal floor area up to **6,700 sq ft (622.47 sq m)** with parking - **consideration given to splitting unit**

**stuarthogg**  
property consultants  
[www.stuarthogg.com](http://www.stuarthogg.com)  
**029 2125 0050**



## LOCATION

Elvicta Business Park is a privately owned estate situated in a unique and attractive location in the heart of the Brecon Beacons. Crickhowell is located close by and the site is strategically positioned to provide quick and convenient access to the A465 Heads of the Valleys Road, which connects to South Wales, the M4 Corridor and the Midlands.



Units on the site have the benefit of the following:

- Excellent vehicle circulation
- Roller shutter door access
- Possible incentives available, subject to terms
- Competitive rents

## DESCRIPTION

The property comprises a modern light industrial / warehouse unit with offices on ground and first floor presented to a high standard.

Minimum internal eaves height is approximately **4.4m** and there is a roller shutter access.

There are WCs provided at ground floor level.

Externally there is parking and loading space to the side.

## SERVICES

We have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

We understand mains three phase electricity, water and mains drainage are connected.

Lighting is provided by high level fluorescent tube fittings or LED to offices in a suspended ceiling. Heating is a combination of air conditioning to the offices and electric heaters.

## FLOOR AREAS

The property has an approximate gross internal floor area of approximately **622.47 sq m (6,700 sq ft)** - see plan for indicative layout.

## PLANNING

The property has been used for light industrial and storage uses. Prospective tenants should satisfy themselves whether their proposed use would require any planning application for change of use.

## BUSINESS RATES

The property has a Rateable Value of £30,000 in the 2023 Rating List.

Prospective tenants should verify rates payable with the local billing authority.

## TERMS

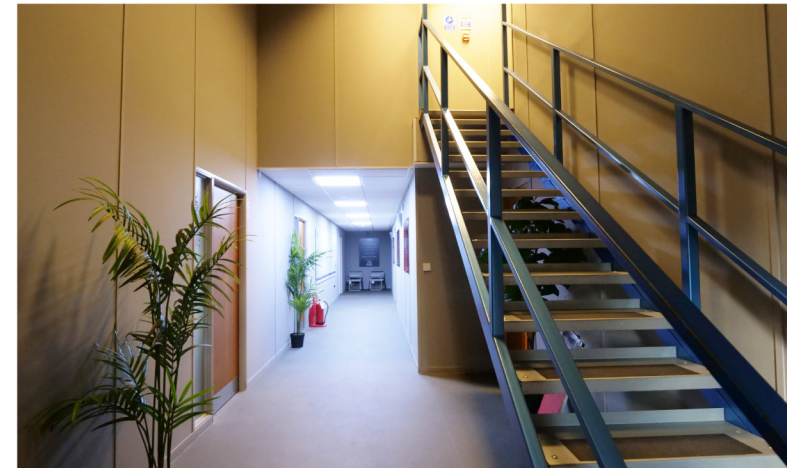
The property is available by way of a new full repairing and insuring lease on flexible terms to be agreed at a rental of £40,000 per annum. There is an estate service charge covering the Landlord's costs of estate maintenance.

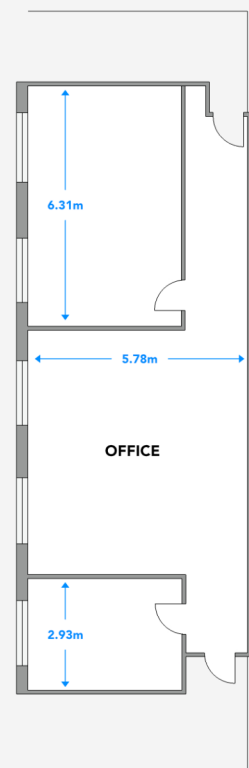
## VAT

VAT will be applicable to the rent.

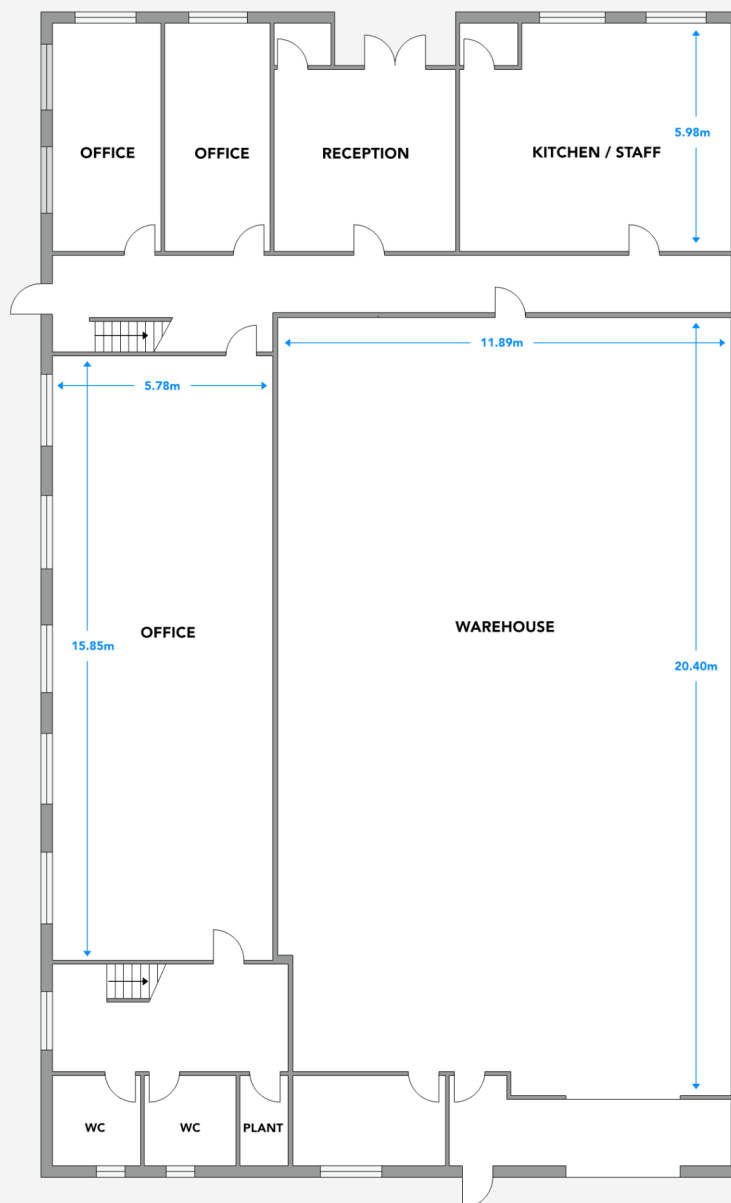
## EPC

Energy Performance Certificate is available on request.





**FIRST FLOOR**



## INDICATIVE LAYOUT

PLANS FOR ILLUSTRATION PURPOSES ONLY - APPROXIMATE DIMENSIONS

## LEGAL COSTS

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

## VIEWING & FURTHER INFORMATION

For further information please contact letting agents:

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CRICKHOWELL

UNIT1 WALLER HOUSE

A40

BRECON  
(14 MILES)

ABERGAVENNY  
(6 MILES)

A40

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