

**UNIT 7 ABERPORTH TECHNOLOGY PARK, ABERPORTH SA43 2BN**



- INTEGRAL OFFICES
- 4.6 METRES MINIMUM EAVES (6.9 METRES AT CENTRE)
- 9.9 METRES WIDE, 4 METRES HIGH SLIDING HANGAR DOORS
- ON SITE PARKING

## **Industrial unit / Hangar - Aberporth, Ceredigion SA43 2BN**

High specification industrial unit with potential for airside yard access available **TO LET**

**1,000 sq m (10,765 sq ft)**

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



## Location

Parc Aberporth is located about 5 miles north east of Cardigan with access provided from the A487 and a new link road the B4333.

Aberaeron	17 miles
Aberystwyth	33 miles
Swansea	55 miles

The West Wales Airport at Aberporth is directly adjacent.

## Description

Detached, single storey production / hangar unit in a high quality landscaped, business park setting, including integral offices.

The building is of modern, steel frame design with double glazed windows to front elevation affording excellent natural light. The unit has a sedum green roof.

The accommodation has the following specification:

- minimum internal eaves height 4.6 metres (max 6.9 metres)
- halogen lighting
- power floated concrete floor to production / hangar space
- gas (LPG) hot air blower heating
- integral office areas with suspended ceilings, perimeter trunking, fluorescent lighting and wall mounted electric heating
- partial air conditioning
- sliding access door (4m height, 9.9m width) to rear
- paved rear yard with land-side and potential for air-side access to West Wales Airport subject to meeting the Airport's requirements.

## Services

Mains water, drainage and electricity are connected.

## Rates

The Property has a Rateable Value of £33,500 in the 2023 Rating List.

## Floor Areas

The property has a total gross internal floor area (IPMS2 - Industrial) of 1,000 sq m (10,765 sq ft) and the following internal floor areas:

	sq m	sq ft
Hangar	558.30	6,010
Reception	31.35	337
Office	49.52	533
WC	10.34	111
Side Corridor	7.51	81
Bonded Store	31.52	339
Laboratory	80.68	868
Integration Laboratory	71.39	768
Meeting Room	37.74	406
Front Corridor	36.09	388
Reception Office	25.21	271
Staff Area	38.34	413
WC	5.20	56
Shower	5.99	64

## Terms

Available to let by way of a new lease on flexible terms at a rent of £53,800 per annum plus VAT.

Consideration may be given to letting part only on a flexible basis.

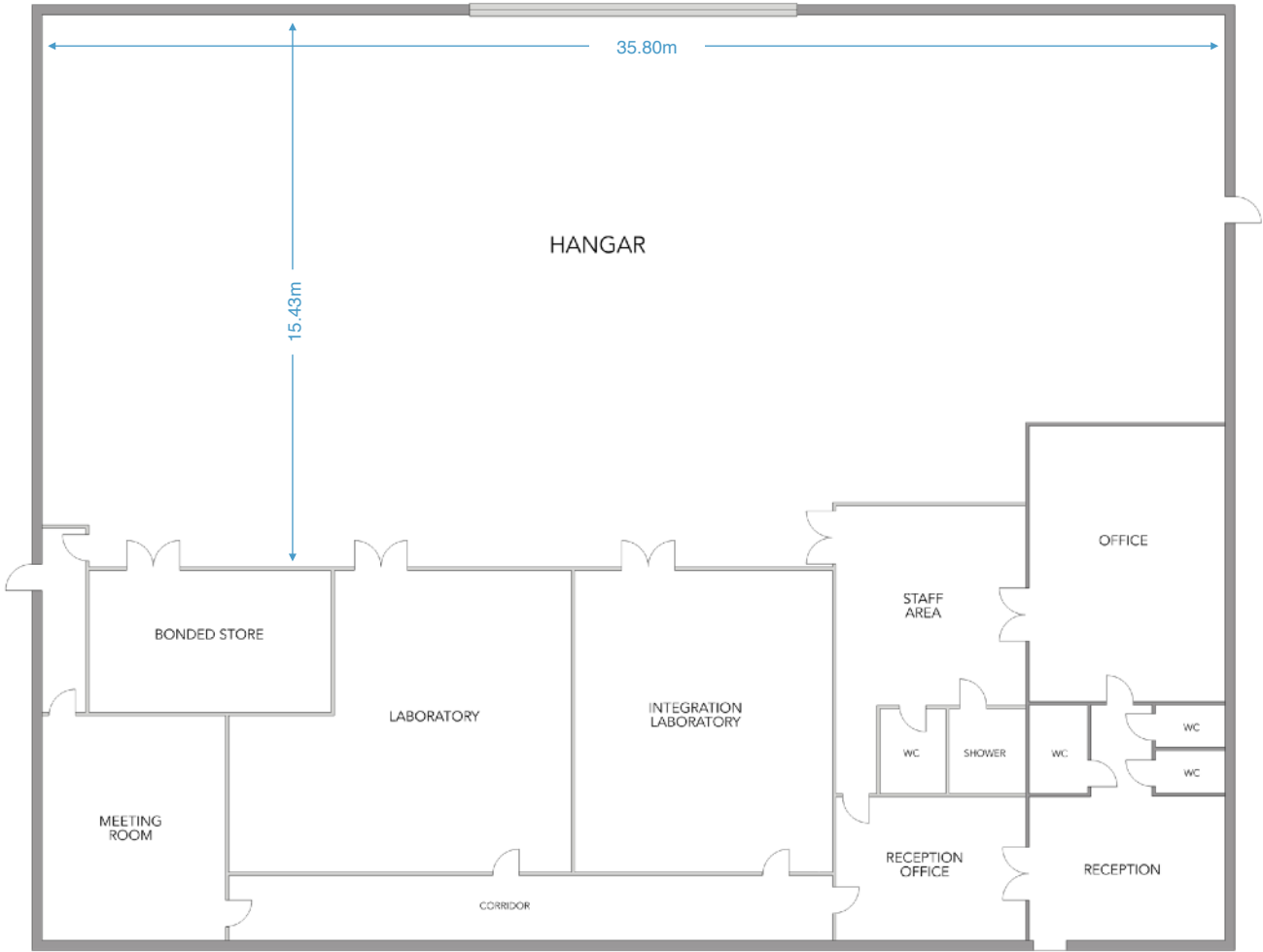
An estate service charge covering landscaping and common parts is also applicable.

## EPC

Energy Rating "E" - EPC available on request.



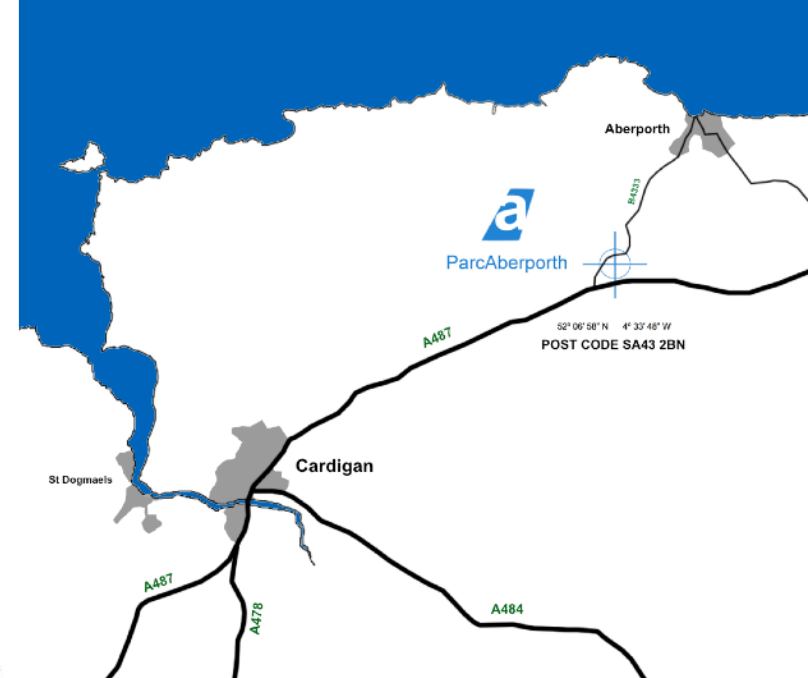
INTERNAL FLOOR PLAN LAYOUT



Layout for indicative purposes







## Further Information

For further details or to arrange a viewing please contact sole agents

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