



UNIT B, FFRWDGRECH INDUSTRIAL ESTATE, BRECON LD3 8LA

Unit B, Ffrwdgrech Industrial Estate, BRECON LD3 8LA

Substantial **INDUSTRIAL** unit with warehouse and offices available **FOR SALE**

Total gross internal area - approximately **2,195 sq m (23,632 sq ft)** on a site of approximately **1.156 acre (0.468 hectare)**

Potential for a range of commercial uses (subject to planning)

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029 2125 0050

LOCATION

Ffrwdgrech Industrial Estate is the main commercial and industrial estate in Brecon and is located directly off the A470(T) close to the junction with the A40 about 1 mile south west of Brecon town centre.

The estate is well established with a range of trade counter, industrial and office uses as well as a mix of other uses including a veterinary practice, gym and some retail uses.

The property is located off the main estate road and nearby occupiers include Hay & Brecon Farmers, NFU Mutual, Royal Mail, Plumb Center, Honddu Vets, Powys Council and Bannau Brycheiniog National Park Authority depots.

Merthyr Tydfil is about 15 miles to the south via the A470 which connects with the A465 that has recently been dualled between Neath and Abergavenny.

DESCRIPTION

The Property comprises a detached, industrial building of masonry construction around a steel frame with steel truss roof and is arranged in six main bays with an additional ground floor office accommodation to the front. There is an open yard to the side and parking to the front.

The bays are interconnecting and have minimum internal eaves height of approximately 4 metres with two roller shutter door access points in the western elevation.

The production area is well-lit by LED overhead lights and also translucent roof panels in the north-light construction. The area is largely open plan but there are several offices / laboratory type spaces constructed along the western side with mezzanine storage above.

There is an additional parking area to the north of the building.

SERVICES

Three phase mains electricity, mains gas, water and drainage are connected. There are two EV charging points to the office car park.

FLOOR AREAS

The total gross internal floor area is approximately **2,195 sq m (23,632 sq ft)** including offices of 276.24 sq m (2,973 sq ft). In addition, there are mezzanine areas above some of the offices within the production area (not measured).

The site area is approximately **1.156 acres (0.468 hectare)** comprising 0.959 acres for the main site plus the separate area of 0.197 acre used as parking area to the north.

BUSINESS RATES

The property is currently assessed in the 2026 Rating List with a Rateable Value of £55,000 and is described as "Factory and Premises".

PLANNING

The property's use is longstanding and it is located in an area shown within the defined boundary of an existing industrial estate in the adopted Local Development Plan.

We recommend interested parties make their own enquiries as to the suitability of the property for their proposed use.

TERMS

The freehold interest is offered for sale with a guide of offers in excess of £1,200,000.

VAT is applicable.

EPC

The property has an EPC rating of "D" - the full certificate and recommendations can be provided on request.

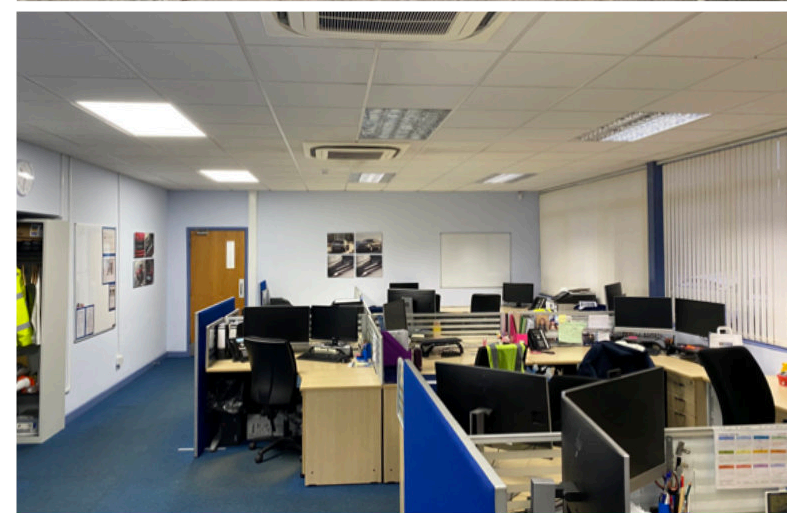
LEGAL COSTS

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

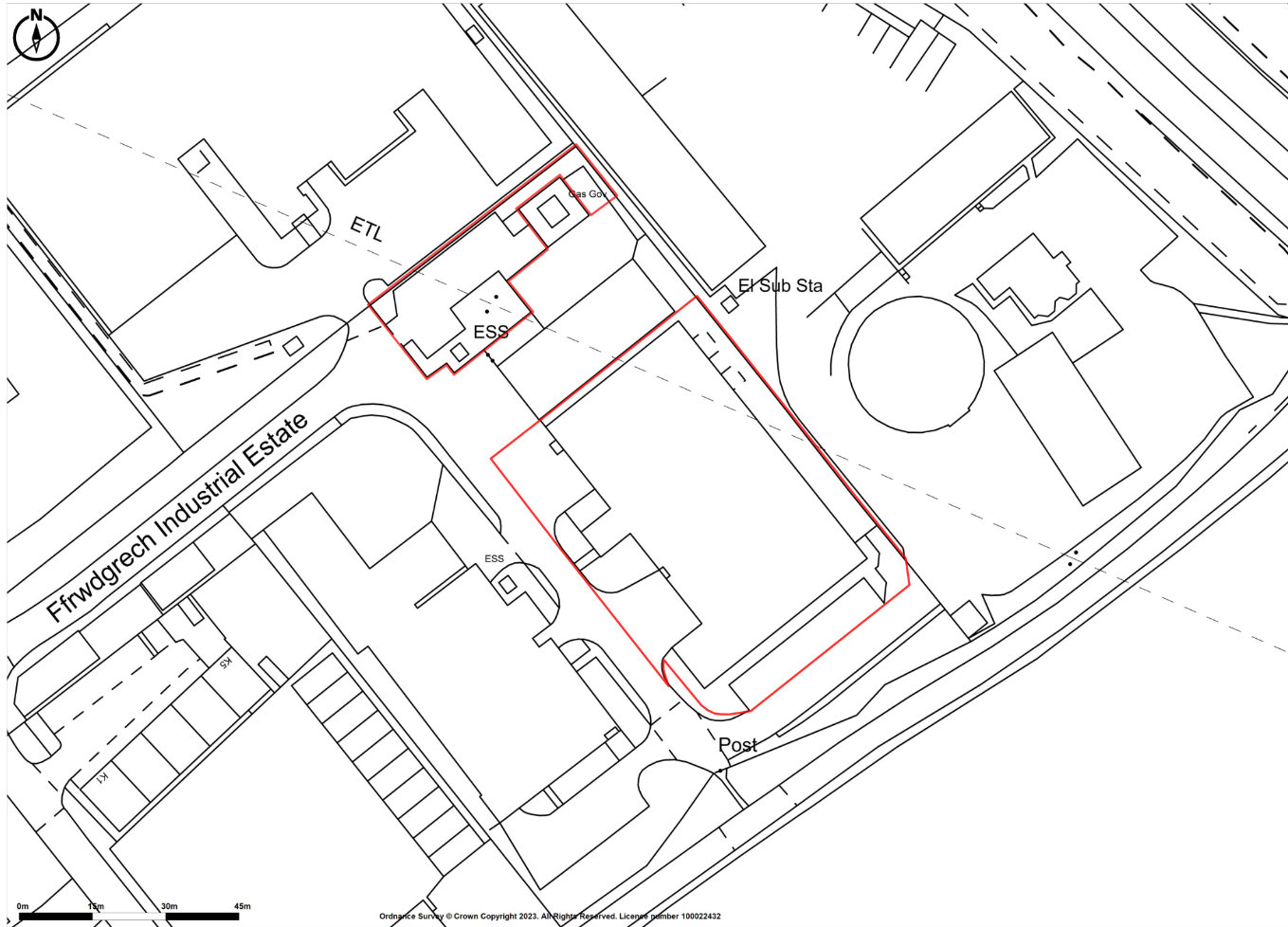
VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact sole agents:

Stuart Hogg - Stuart Hogg Property Consultants
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SITE LAYOUT PLAN



Promap
LANDMARK INFORMATION

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Licence number 100022432
Plotted Scale - 1:1250. Paper Size - A4

SITE PLAN FOR ILLUSTRATION PURPOSES ONLY





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THE PROPERTY

BRECON TOWN CENTRE

A40

A470

BEACON FOODS

B&M

SPA MOTORS

BRITISH WOOL

CAR PARK

POWYS HIGHWAYS DEPOT

HAY & BRECON FARMERS

SELECT PRODUCTS

BRECON SELF STORAGE

HONDDU VETS

PLUMB CENTER

BRECON MOUNTAIN RESCUE

AIRFLO

BRECON BEACONS NATIONAL PARK AUTHORITY DEPOT

ROYAL MAIL

RECYCLING CENTRE

NERAK WIESE

J R PET PRODUCTS

BBI

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