



Unit 4

Wyeside Enterprise Park, Llanelwedd, Builth Wells, LD2 3AU

Detached Industrial Unit for Sale / to Let

2,128 to 11,888 sq ft
(197.70 to 1,104.43 sq m)

- Prominently located at the entrance to Wyeside Enterprise Park
- Minimum Eaves: 5.1m rising to 7.4m Apex
- Modern Steel portal frame construction with brick elevations
- Warehouse, Offices, Welfare and Car Park
- 2 level Loading Doors
- 3 Phase Power

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Summary

Available Size	2,128 to 11,888 sq ft
Rent	Rent on Application
Price	£550,000
Rates Payable	£16,451.25 per annum
Rateable Value	£30,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (60)

Description

The Unit comprises a detached building of steel portal frame construction under a pitched profile roof. Elevations are a mixture of brick and steel profile cladding.

The unit is serviced by two loading doors at either end and a separate personnel entrance leading to reception and various office/meeting rooms and welfare block. There is a mezzanine area which could provide additional storage by an occupier. All mains services are available in the property including 3 phase power.

Externally there is a hard surfaced yard areas to either end of the unit together with marked car parking bays adjacent to the office block.

Location

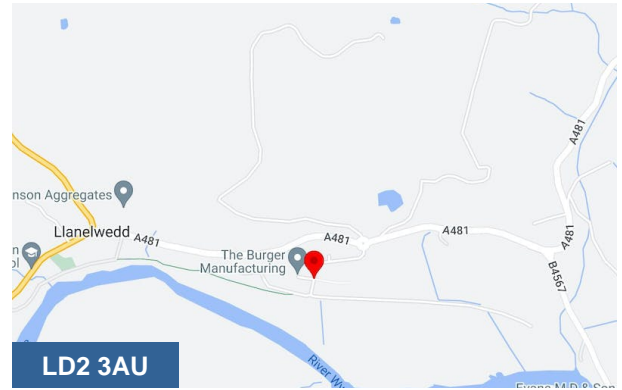
The property is located on Wyeside Enterprise Park, Llanelwedd just North of Builth Wells. The Park is located off the A481 close to the main arterial routes of the A483 and A470 running through central Wales.

The nearby market town of Builth Wells is well-known with a broad selection of local and national occupiers across the town. On the outskirts are a variety of agricultural and car dealerships and retail warehouses.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Mezzanine	1,272	118.17	Available
Unit - Office Block	2,128	197.70	Available
Building - Main warehouse	8,488	788.56	Available
Total	11,888	1,104.43	



Viewing & Further Information



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