

Unit 6D, Irfon Industrial Estate, Garth Road, Builth Wells,  
LD2 3NL Guide Price £100,000

Well positioned commercial building with front parking area currently let but available as investment or with vacant possession. Ideal for a variety of workshop/storage uses.



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Unit 6D is a well positioned commercial building with front parking area currently let but available as investment or with vacant possession. Ideal for a variety of workshop/storage uses.

Unit 6D is a conveniently located commercial unit suitable for a variety of light industrial uses. The property is of steel frame construction with block and timber frame insulated walling and insulated profile sheet roofing. Internally the building offers workshop/storage space and W.C's. In total, the property extends to 66m sq/710sq ft. Externally, there is parking for multiple vehicles to the front.

The unit is located on a small industrial estate near the edge of the market town of Builth Wells. The town offers all facilities expected including shops and businesses, arts centre, primary and secondary schools, leisure centre, golf course and the Royal Welsh Showground which holds numerous events throughout the year. The whole of Mid Wales is noted for its areas of outstanding natural beauty, wild flora and fauna, renowned amongst the walking and riding fraternity.

The property comprises the following (measurements are provided for identification only):

**Inside - 28'10" x 24'7" overall (8.8m x 7.5m overall)** - With vehicle roller door to front (2.7m x 2.7m approximately), double glazed pedestrian door to front, concrete floor, power connected, wash basin, 2 separate W.C's and double glazed windows to front and rear.

**Outside** - To the front is an off-road parking area for multiple vehicles measuring 11m x 7m.

**Mobile & Internet Coverage** - Please refer to Ofcom by using the following link; <https://checker.ofcom.org.uk/>

**SERVICES:** We are informed that the property is connected to mains electric, water & sewerage.

**NOTE:** The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

**COUNCIL TAX:** Band N/A

**TENURE:** We are informed that the property is of freehold Tenure.

**DIRECTIONS:** From our office, continue around the one way system into West Street. Bear left at the traffic island and continue to Garth Road. Proceed to the roundabout and continue straight ahead. The entrance to Irfon Industrial Estate will be found after a short distance on the left hand side.

**VIEWING:** By appointment through selling agents - McCartneys LLP: 01597 823300

**REFERRAL FEES:** McCartneys LLP routinely refers vendors and purchasers to providers of conveyancing, survey, removal and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

**Opening Hours:** Mon-Fri: 9:00 am - 5:00 pm Sat: 9:30 am - 12:30 pm

**Details Last Updated:** Wednesday, 05 March 2025

**NOTICE** Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

**Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.**

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