

## UNIT 3 PARC MERLIN

GLANYRAFON INDUSTRIAL ESTATE, ABERYSTWYTH, SY23 3FF



HIGH QUALITY MODERN OFFICE ACCOMMODATION  
2596 SQ.FT. (241.17 SQ.M) IPMS3 OFFICE



- Modern and striking office premises
- High specification fit-out
- Direct access to the A44 and Aberystwyth town centre

#### LOCATION

Aberystwyth is a coastal town in Ceredigion and is well known for its University which boosts the population by 9000 for three quarters of the year. The town is the administrative and commercial centre for West Wales, with a current urban population of approximately 15,935, and surrounding district areas totalling 74,000. The town is well served with transport links and is a hub for the outlying communities. Parc Merlin is a prominent and distinctive development, located on Glanyrafon Industrial Estate, the main commercial, industrial and trade counter district in Aberystwyth. The site is close to the A44, and approximately 3 miles from Aberystwyth town centre and seafont.

#### DESCRIPTION

The property is a modern two storey office building with a glazed entrance and reception areas. Access to the first floor is via the shared lift and stairwell, which leads to the self-contained first floor accommodation. The office suite has a high specification fit-out and includes a self-contained WC and kitchen facilities. The suite has been sub-divided to create smaller offices, with a large open plan area in the centre. The specification is suspended ceilings, recessed light fittings with a mix of PDR sensors and manual switches, wall mounted trunking with data and power sockets, concrete floor with carpet floor coverings and recessed floor boxes, air-conditioned. The property has an intruder alarm and use of communal parking spaces.

#### ACCOMMODATION

First floor offices      2596 sq.ft      (241.17 sq.m)      IPMS3 Office

#### PARKING

TBC

#### TERMS

The property is available on a new lease on terms to be agreed.

#### RENT

£11.50 per sq.ft. pa

#### SERVICE CHARGE

A service charge will be levied to cover running and maintenance of the building and its common parts. Full details upon request.

#### VAT

TBC

#### RATES

Rateable value	£31,250
Rates payable	£15,593 pa

#### LEGAL COSTS

Each party to be responsible for their own legal costs.

#### EPC RATING

The property has an EPC rating of C/54.



#### VIEWING

Strictly by appointment with sole agents:-

Tim Lawley [tim.lawley@coark.com](mailto:tim.lawley@coark.com) 02920 346372

REF: 100622 – SEPT 2017

Rhys Price [rhys.price@coark.com](mailto:rhys.price@coark.com) 02920 346374

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 [www.coark.com](http://www.coark.com)

Regulated by RICS

Cooke & Arkwright for themselves and for the vendor/lessor of this property whose agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Cooke & Arkwright for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Cooke & Arkwright nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated. 6. Cooke & Arkwright is a trading name of Cooke & Arkwright Limited.

T 029 20 346346

[www.coark.com](http://www.coark.com)