

# FOR SALE



## FREEHOLD OPPORTUNITY

**Industrial property with  
2 storey offices, secure  
yard and shop and  
offices with parking**

- 27,900 sqft on 1.51 acres
- Brynberth Industrial Estate.
- Manufacturing/ workshop/  
storage space over 3 bays plus,  
substantial 2 storey offices.
- Secure yard and parking.
- Available with vacant  
possession.

**Offers in Excess of  
£500,000**

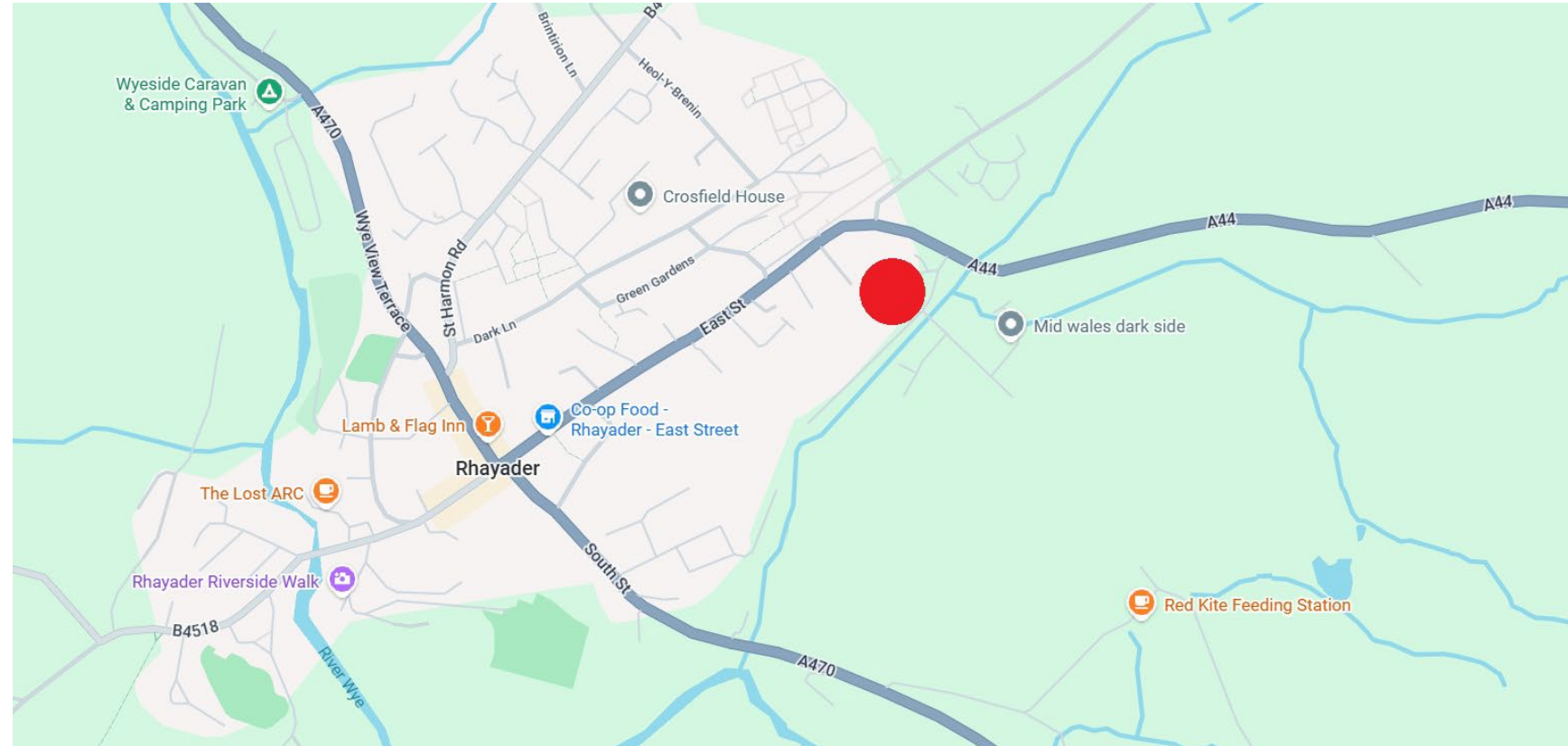
*Sold on behalf of The Administrators*

**Industrial Property and Land, Unit 1A Brynberth  
Industrial Estate, Rhayader, Powys, LD6 5EW**

# Industrial Property and Land, Unit 1A Brynberth Industrial Estate, Rhayader, Powys, LD6 5EW

## Location

- The property is located in Rhayader, on the edge of the Elan Valley with the closest town being Newtown 23 miles to the north east.
- Rhayader is at the junction of two main 'A' roads. The A44 connecting Leominster 40 miles to the east and Worcester beyond with Aberystwyth 31 miles to the north west, and the A470 connecting Newton to the north east with Brecon 34 miles to the south.
- The property is situated at the front of a small, established industrial estate directly off the A44 to the east of the town centre.
- Brynberth Industrial Estate is the main commercial location in Rhayader and home to a variety of occupiers. The property would suit general industrial and commercial uses.



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## Description

- The accommodation comprises an industrial property over 3 bays constructed in the late 1960's and then added to in the early 1970's with 2 storey office accommodation. There is loading to the side and rear of the property with a secure yard to the rear and car park to the front.
- The rear 'Fitting' bay is of steel portal frame construction with a single loading door into the rear yard. There is a pit within this bay to accommodate and inspect machinery and a 20 ton gantry crane. Located off this bay to the south is a small workshop and to the north works wc's.
- The middle 'Large Machine Workshop' bay has block walls with a single loading door to the side elevation. Also situated to the south of this bay is the plant room.
- The front 'Small Machine Workshop' bay has brick/ block elevations and a single loading door to the side elevation. There is a 2 ton crane in this bay.
- All of the workshop have concrete floors, and are heated and lit.
- To the east and the north elevation, are two storey offices. At ground floor there are various offices, plus reception, wc's, staff facilities including canteen and locker room, workshop and kitchens and stores. At first floor are offices, meeting rooms, further wc's, archive stores and a large canteen.
- The yard area has a gated access from the estate road and is fenced. The car park to the front is also gated and fenced.

## Accommodation

Accommodation	Sq M	Sq Ft	Eaves Height
<b>Workshops</b>			
Fitting Bay	734.58	7,907	6.42 M
Large Machine Workshop	469.01	5,048	6.37 M
Plant Room	49.82	536	N/A
Small Machine Workshop	471.02	5,070	4.36 M
<b>Total</b>	<b>1,724.43</b>	<b>18,562</b>	
<b>Offices</b>			
Ground floor	411.17	4,426	
First Floor	456.40	4,913	
<b>Total</b>	<b>867.57</b>	<b>9,339</b>	
<b>TOTAL GIA</b>	<b>2,591.90</b>	<b>27,900</b>	

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## Site Area

Our understanding of the boundary of the site is shown in the adjacent Title Plan extract and are indicative only. The site totals 0.61 hectares (1.51 acres)..

## Tenure

The property is held by way of freehold title WA5096.

## Planning

Interested parties are asked to make their own enquiries of the relevant Local Authority.

## Development Potential

The property could be suitable for redevelopment, subject to consents.

## Business Rates

The property has a Rateable Value of £30,750. Interested parties are advised to make their own enquiries of the Valuation Office Agency (VOA).

## EPC

Available upon request.



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## Legal Fees

Each party to be responsible for their own legal fees incurred in any transaction.

## Viewing and Further Information

Viewings by appointment. Please contact Gordon Brothers, details provided overleaf.

## Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyers and funders.

## Process and Price

For sale by private treaty | Guide price of £500,000 | **Sold on behalf of the Administrators**

# Contact Details

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For further details, please contact us.

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