



Unit 3, Dyfi Eco Parc, Machynlleth

Powys, SY20 8AX



Guide Price: £325,000

Modern, high-quality office and light industrial premises situated on the well-established Dovey Eco Park. Offering flexible open-plan accommodation with a first-floor boardroom, mezzanine storage and generous private parking, the property is available to let or purchase and is suitable for a wide range of business uses

Unit 3 occupies a prominent position within Dovey Eco Park, a modern business park providing high-quality accommodation for office and light industrial occupiers in a well-connected commercial environment. The park has been developed with sustainability at its core, combining energy-conscious design with practical, adaptable workspace to meet the needs of modern businesses.

The property provides versatile accommodation centred around a spacious open-plan ground floor, allowing occupiers to configure the space to suit a variety of operational requirements. Whether used as offices, workshops, storage, studio space or partitioned cellular offices, the layout offers excellent flexibility.

A first-floor boardroom provides dedicated meeting space, while the mezzanine level offers useful additional storage. Externally, the property benefits from a substantial private car park with ample parking for staff and visitors.

Accommodation

- * Ground Floor: 452.99 sq m (4,876 sq ft)
- * First Floor Boardroom: 27.96 sq m (301 sq ft)
- * Mezzanine Storage: 119.28 sq m (1,284 sq ft)

- Substantial detached premises
- Light Industrial Use
- Modern office/manufacturing accommodation
- Excellent order throughout
- High versatile use
- Mezzanine levels
- Large car park
- Walking distance of town centre and Railway Station



OUTSIDE

Generous parking and lawned areas.

NOTE

Also available to rent – terms negotiable.

SERVICES

N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

TENURE

Freehold.

DIRECTIONS

What3Words: edicts.grafted.snowmen.

As you leave Machynlleth on the A487, the premises is on the right hand, before the new bridge.

VIEWING & NEGOTIATIONS

All interested parties are respectfully requested to communicate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due-diligence.

MORTGAGE SERVICES

Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

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MORE PHOTOGRAPHS ON OUR WEBSITE



FLOORPLAN

Dyfi Eco Parc Machynlleth, Powys, SY20

Approximate Area = 8158 sq ft / 757.9 sq m (excludes void)

Limited Use Area(s) = 250 sq ft / 23.2 sq m

Total = 8408 sq ft / 781.1 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2026. Produced for Morris Marshall & Poole. REF: 1485637

