

TO LET



3,710 SQ.FT

Modern Trade Counter

Unit 6.5-6.7 Glan yr Afon Industrial Estate, Aberystwyth, SY23 3JQ

LOCATION

Glanyrafon Industrial Estate is located just outside the town of Aberystwyth, approximately 3 miles (5 kilometers) to the east. The estate is strategically positioned along the A44 road, which provides convenient access to the town and the surrounding areas.

The industrial estate serves as a hub for various businesses and industries in the region, ranging from manufacturing and engineering to retail and services. Its proximity to Aberystwyth University and the town itself makes it an attractive location for businesses that benefit from the academic and commercial activities in the area.

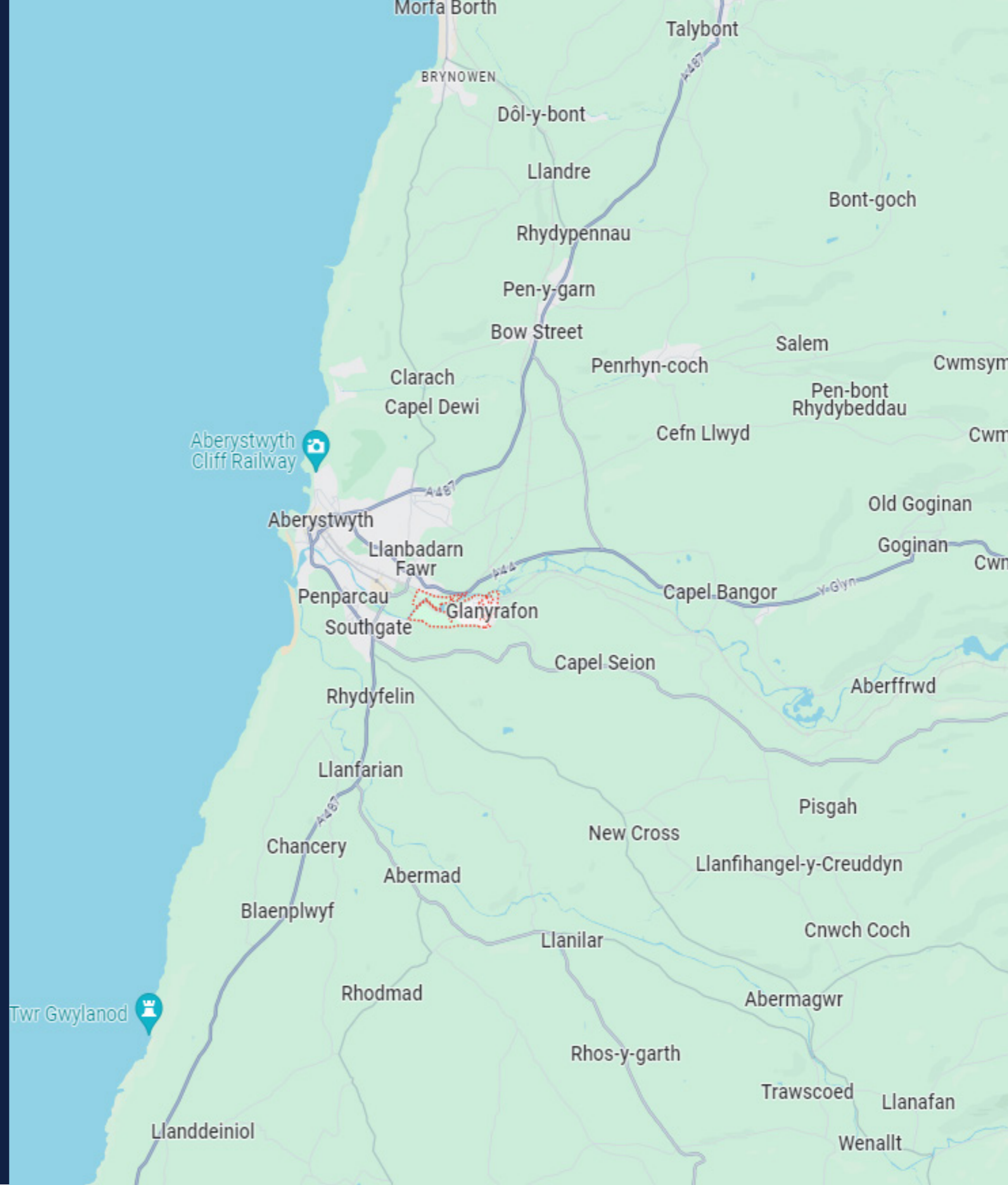
DESCRIPTION

The semi-detached unit comprises a high quality trade counter, showroom, warehouse and office accommodation. Externally, the unit is of a steel portal frame construction with flat panel insulated cladding to all elevations and roof.

Access is provided by three roller shutter doors (3m by 4m).

The unit also benefits from the following:

- Eaves 5.4 metres rising to 8.7 metres
- Car parking
- Surfaced yard
- LED lighting
- Located on prominent industrial estate







RENT

£27,900 per annum plus VAT.

ACCOMMODATION

The unit has a gross internal area of 3,710 sq.ft (344.65 sq.m).

Alternatively, the unit could be divided into 3 separate units.

RATES

Rateable Value: £22,250

Rates Payable: £12,504.50 per annum.

EPC

The unit has an EPC rating of B-48.

TERM

The property is currently held on a lease until October 2030 and therefore available by way of sublease or assignment. Alternatively a new lease can be granted directly from the landlord for a term to be agreed.

Full details on request.

VAT

All figures given exclusively of VAT.

LEGAL COSTS

All parties to be responsible for their own costs.

VIEWING

Viewing through sole agents Cooke & Arkwright.

CONTACT



Ben Bolton
02920 346376
ben.bolton@coark.com



Max Wood
02920 346336
max.wood@coark.com

