FOR SALE

TSR
TOWLER SHAW ROBERTS

MODERN DETACHED OFFICE / COMMERCIAL PREMISES WITHIN POPULAR INDUSTRIAL ESTATE





UNIT 65
MOCHDRE INDUSTRIAL ESTATE
NEWTOWN
POWYS
SY16 4LE

- Modern detached single-storey office / commercial premises extending in total to approximately 2,285 sqft (212.28 sqm) with generous on-site car parking and yard facilities.
- Contemporary style accommodation with large open-plan main office with front reception, interview / meeting room and separate male and female toilets.
- Valuable area of expansion land to the side and rear extending to 0.28 of an acre.
- Highly sought-after location within the popular Mochdre Industrial Estate with convenient access to the main road network.
- For Sale inviting offers in the region of **£395,000** for the freehold interest with vacant possession on completion.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property occupies a convenient location within Mochdre Industrial Estate with good access to the Newtown bypass and main road network. The estate boasts both local and national businesses including Cellpath, Boys & Boden and Links Electrical.

Mochdre Industrial Estate is one of three principal estates serving Newtown and is located approximately 1 mile west of the town centre with access via the main A489 trunk road.

Newtown is centrally located in Mid-Wales and is the principal economic and administrative centre for the area being situated approximately 30 miles west of Shrewsbury and 40 miles east of Aberystwyth and serves a wide catchment area.

Description

The property comprises a modern detached single-storey office / commercial premises extending in total to 2,544 sqft (236.33 sqm) and provides well-presented contemporary style accommodation incorporating a large open plan main office with separate front reception area, interview / meeting room and male and female toilets.

The property has been tastefully modernised having suspended ceilings with inset LED lighting, combined heating and comfort cooling to the main office area, data connection points, carpeted floor finishes and double-glazed windows. In addition, there is a useful storeroom to the side of the main building.

Externally, the property boasts generous on-site car parking (including 2 EV charging points) and external yard with an additional area of expansion land to the side and rear of the building extending to approximately 0.28 of an acre.

Accommodation

Description	Sqft	Sqm
Front Reception	147	13.64
Open Plan Office	1,767	164.12
Interview / Meeting Room	199	18.50
Separate Male & Female Toilets		
Adjoining Storeroom	172	16.02
Overall Gross Internal Area	**2,285**	**212.28**
Total Site Area Approx	**0.52 acres**	**0.214 Hectares**

Services (Not Checked or Tested)

Mains electricity, water, gas and drainage services are understood to be connected or available to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The property is offered For Sale by private treaty inviting offers in the region of **£395,000** for the freehold interest with vacant possession upon completion.

Energy Performance Certificate

Energy Performance Certificate – B36



For Reference Only Scale: Not to Scale

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Factory and premises
Rateable Value – £9,200

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Town Planning

Prospective Purchasers are advised to make their own enquiries to the Local Planning Authority as regards their proposed use.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

Local Authority

Powys County Council, Severn Road, Welshpool, Powys, SY21 7AS.
TEL: 01938 552 828

Legal Costs

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

Anti-Money Laundering (AML) Regulation

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from any applicants, in addition to the usual references and credit checks.

Viewing

Strictly by prior appointment with Sole Selling Agents, Towler Shaw Roberts. TSR House, Brassey Road, Old Potts Way, Shrewsbury, SY5 7FA. Tel: 01743 243900.

November 2025 / Amended May 2026

TSR Surveyors
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Tel: 01743 243900

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