



Unit 6 and Unit 7

Dyfi Eco Parc, Machynlleth, SY20 8AX

To Let: Office Buildings in Machynlleth

3,575 to 7,150 sq ft
(332.13 to 664.26 sq m)

- Well Specified Offices
- Good transport connections
- Close proximity to Machynlleth town centre
- Welfare and W/C Facilities
- Ample Car Parking

Unit 6 and Unit 7, Dyfi Eco Parc, Machynlleth, SY20 8AX

Summary

Available Size	3,575 to 7,150 sq ft
Rent	£10 per sq ft
Rates Payable	£14,768 per annum
Rateable Value	£26,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (55)

Description

The units are timber frame with insulated timber panels and a slate roof. Suites are carpeted throughout and benefit from suspended ceilings, recessed lighting, floor boxing and perimeter trunking.

Each unit has an alarm system, central heating and a communal kitchen and WC.

Location

Machynlleth is in the North West of Wales, close to Aberystwyth. Dyfi Eco Parc is located on the outskirts of Machynlleth, with good links to the A487 and the railway station.

Businesses at Dyfi Eco Parc specialise in environment and sustainability with the research and development facilities found at the nearby Aberystwyth University supporting such businesses.

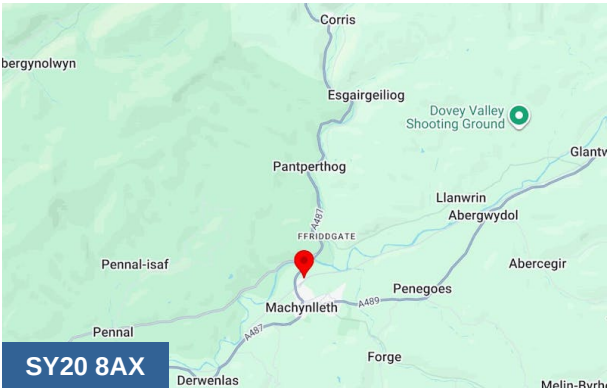
Accommodation

The accommodation comprises the following areas:

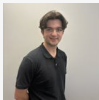
Name	sq ft	sq m	Availability
Unit - 6	3,575	332.13	Available
Unit - 7	3,575	332.13	Available
Total	7,150	664.26	

Terms

The property is available by way of a internal repairing and insuring lease, terms to be agreed.



Viewing & Further Information



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Uned 6 a 7 Parc Dyfi Eco
Machynlleth, SY20 8AX

I Osod:

Swyddfeudd ym Mhachynlleth

- Swyddfeudd penodol
- Cysylltiadau trafndiaeth eang
- Agosatrwydd at ganol dref Machynlleth
- Cyflwysterau tai bach ac ardaloedd lles
- Digonedd o barcio

**3,575 i 7,150 troedfedd sgwâr
(332.13 i 664.26 metr sgwâr)**

Crynodeb

Maint ar gael	3,575 i 7,150 troedfedd sgwâr
Rhent	£10 y droedfedd sgwâr
Cyfraddau taladwy	£14,768 fesul blwyddyn
Gwerth adrethol	£26,000
Treth ar Werth (TAW)	Yn berthnasol
Costau Cyfreithiol	Pob parti l ddalu am costau eu hunnain
Gradd EPC	C(55)

Disgrifiad

Mae’r unedau ffram bren wedi’i hinswleiddio gyda paneli pren a to llechi. Yn ogystal, mae’r switiau yn eu gyfanrwydd wedi’l garpio ac yn fuddio o nenfydau crog, goleuadau cilfachog a foncyffion perimedr.

Mae gan pob uned system larwm, gwresogi canolog, cegin cymunol a tai bach.

Lleoliad

Mae Machynlleth wedi’l leoli yng ngogledd gorllewin Cymru, yn agos l Aberystwyth. Mae Parc Eco Dyfi wed’l lleoli ar gyrrion Machynlleth, gyda cysylltiadau da gyda’r A487 a’r orsaf trennau.

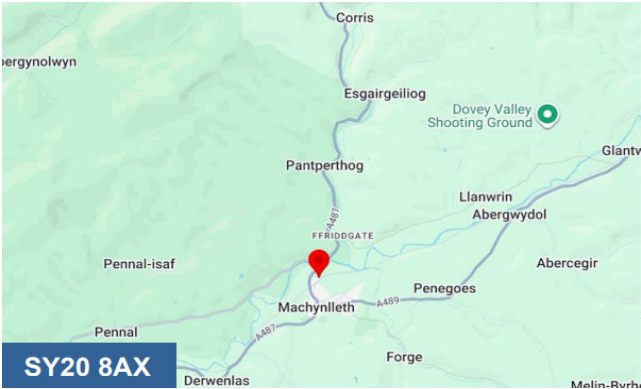
Mae’r fusnesau sydd yn gweithredu ym Mharc Eco Dyfi yn arbenigo yn yr amgylchedd a chynladwyedd. Mae hyn o ganlyniad l’r cyflwysterau ymchwil a ddatblygiad sydd ar gael ym mhrifysgol Aberystwyth.

Yr Eiddo

Enw	Troedfeddi Sgwâr	Metrau Sgwâr	Argaeledd
Uned - 6	3,575	332.13	Ar gael
Uned - 7	3,575	332.13	Ar gael
Cyfanswm	7,150	664.26	

Talerau

Mae’r uned ar gael trwy prydles atgyweirio mewnol ac yswiriol, telerau i’w gytuno.



Ymweliadau a Mwy o Wybodaeth



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