



Unit 5 A-D Parc Derwen Fawr

Llanidloes, Powys, SY18 6FE

TO LET: Office Suites **Situated on the Outskirts of** **Llanidloes**

700 to 2,800 sq ft
(65.03 to 260.13 sq m)

- Suspended ceilings
- Recessed lighting
- Double glazed windows
- WCs

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Summary

Available Size	700 to 2,800 sq ft
Rent	£8 per sq ft
Rates Payable	£2,500.90 per annum Per suite
Rateable Value	£4,450
Service Charge	£350 per annum Per suite
Car Parking	There is non-allocated parking available on site.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The office suites provide good quality office accommodation at ground floor level, which benefit from suspended ceilings with recessed lighting and surface mounted power trunking. There is underfloor heating and double-glazed windows. The units have a private WC.

Location

Parc Derwen Fawr is situated on the outskirts of the market town of Llanidloes, just off the A470 north of Brecon and Llandrindod Wells. It has good access routes through to Aberystwyth in the west along the A44 and access east to Newtown and Shrewsbury along the A483, providing convenient access to other main towns and business parks within the mid Wales area.

Accommodation

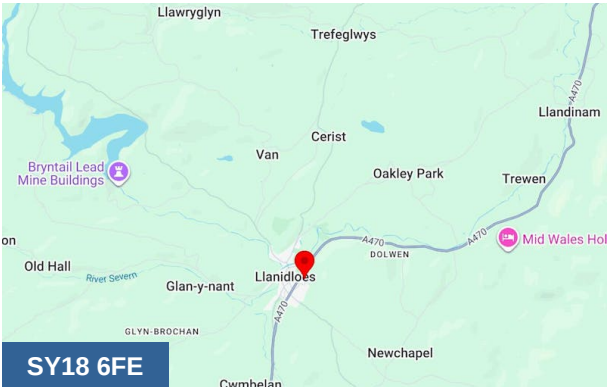
Name	sq ft	sq m	Availability
Suite - 5A	700	65.03	Coming Soon
Suite - 5B	700	65.03	Available
Suite - 5C	700	65.03	Available
Suite - 5D	700	65.03	Available

Terms

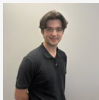
The property is available by way of a internal repairing and insuring lease, terms to be agreed.

Insurance

Estimated: £350 per annum, per unit.



Viewing & Further Information



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Uned 5 A-D Parc Derwen Fawr
Llanidloes, Powys, SY18 6FE

**I'W LLOGI: Ystafelloedd
Swyddfa ar Gyrion
Llanidloes**

- Nenfydau crog
- Goleuadau cilfachog
- Ffenestri gwydr dwbl
- Toiledau

**700 i 2,800 troedfedd sgwâr
(65.03 i 260.13 metr sgwâr)**

Crynodeb

Maint sydd ar Gael	700 i 2,800 troedfedd sgwâr
Rhent	£8 y droedfedd sgwâr
Cyfraddau Taladwy	£2,500.90 y flwyddyn Fesul Ystafell
Gwerth Adrethol	£4,450
Tâl gwasanaeth	£350 y flwyddyn Fesul Ystafell
Maes Parcio	Mae parcio annyranedig (non-allocated) ar gael ar y safle.
Treth ar Werth (TAW)	Cymwysadwy
Costau Cyfreithiol	Pob parti i ysgwyddo eu costau eu hunain
EPC	C

Disgrifiad

Mae’r ystafelloedd swyddfa yn darparu gofod swyddfa o ansawdd da ar lefel y llawr gwaelod, sy’n elwa o nenfydau crog a goleuadau cilfachog a thryncin pŵer wedi’u gosod ar yr arwyneb. Ceir gwresogi dan y llawr a ffenestri gwydr dwbl. Mae gan yr unedau doiled preifat.

Lleoliad

Mae Parc Derwen Fawr ar gyrion tref farchnad Llanidloes, ychydig oddi ar yr A470 i’r gogledd o Aberhonddu a Llandrindod. Mae ganddo lwybrau mynediad da drwodd i Aberystwyth yn y gorllewin ar hyd yr A44, a mynediad i’r dwyrain i’r Drenewydd a’r Amwythig ar hyd yr A483, gan ddarparu mynediad cyfleus i brif drefi a pharciau busnes eraill yng nghanolbarth Cymru.

Llety

Mae’r llety yn cynnwys y mannau canlynol:

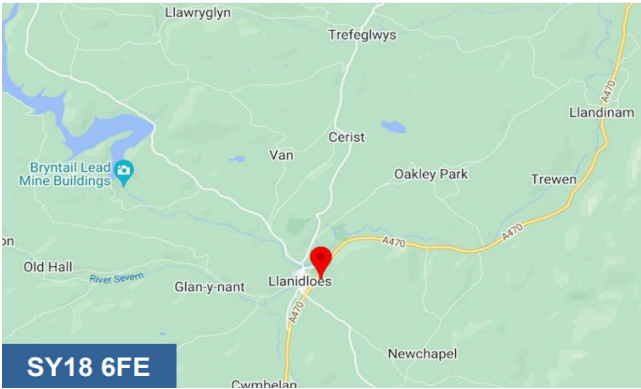
Enw	Troedfeddi Sgwâr	Metrau Sgwâr	Argaeledd
Uned - 5A	700	65.03	Yn fuan
Uned - 5B	700	65.03	Ar gael
Uned - 5C	700	65.03	Ar gael
Uned - 5D	700	65.03	Ar gael

Telerau

Mae’r eiddo ar gael trwy brydles atgyweirio ac yswirio mewnol, telerau i’w cytuno.

Yswiriant

Amcangyfrif: £350 y flwyddyn fesul uned.



Ymweliadau a Mwy o Wybodaeth



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