SUBSTANTIAL INDUSTRIAL/ WAREHOUSE FACILITY

TO LET (MAY SELL)









Unit A Mochdre Industrial Estate | Newtown | Powys | SY16 4LE

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Location

The property occupies a convenient location within Mochdre Industrial Estate with good access to the Newtown bypass and main road network.

Mochdre is the largest of the town's three industrial estates and is home for a wide variety of both local and national companies, including Cellpath, Boys and Boden, NIDEC and Border Holdings.

The estate is located on the south western outskirts of Newtown off the A489 Llanidloes Road and the Newtown Bypass approximately 1.5 miles from the town centre.

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 substantial industrial/warehouse facility with separate modular office accommodation and modern steel portal frame building extending In total to approx. 80,890 sqft (7,515 sqm) on a site extending to approx. 7.38 acres (2.99 Hectares) or thereabouts.

The main building is arranged as eight open plan bays having gantry craneage, and has an eaves height of 4.25m. Internally, the property benefits from solid concrete floor, fluorescent strip lighting, gas fired space heater. The facility has 10 roller shutter loading doors accessed from all elevations via a circulation yard.

A further storage building of modern design has been constructed to the rear of the facility providing clear span storage space with interconnecting roller shutter door to the main manufacturing space.

A number of two storey modular office buildings adjoin the western elevation of the property providing both ground and first floor office accommodation, together with staff welfare facilities and reception areas. The units have the benefit of double glazed windows, carpeted floors, suspended ceilings incorporating fluorescent strip lighting and heating throughout. A staff canteen adjoins the northern elevation.

Externally, the property comprises hard standing storage to the south of the site together with a tarmacadam surface car park which can accommodate approx. 100 vehicles.

Accommodation

Description	Approximate Gross Internal Area	
	SQ M	SQ FT
Main Workshop	6,000	64,584
Front Workshop	261	2,809
Rear Workshop	550	5,920
Main Office		
Ground Floor	96	1,033
First Floor	96	1,033
Rear Office		
Ground Floor	256	2,755
First Floor	256	2,755
Total	**7,515**	**80,890**

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TENURE
The property is available To Let on a new Tenant's full repairing and insuring lease on terms to be agreed.

The Landlord may also consider a sale of the freehold property with vacant possession on terms to be agreed. Further details are available from the Selling Agents upon request.

RENT
Rent on Application.

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

PLANNING
Interested parties are advised to make their own enquiries with the local planning authority regarding their intended use.

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

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 – Offices and premises
Rateable Value – £159,000

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.

ENERGY PERFORMANCE CERTIFICATE
Energy Performance Rating: E 121

VAT
All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised the Vendor has elected to charge VAT on the property.

LEGAL COSTS
The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

ANTI-MONEY LAUNDERING (AML) REGULATIONS
To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing
Strictly by appointment with the Sole Letting/Selling Agents, Towler Shaw Roberts, Mercian House, 9&10 Darwin Court, Oxton Business Park, Shrewsbury, Shropshire, SY3 5AL. Tel: 01743 243900.

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