



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.

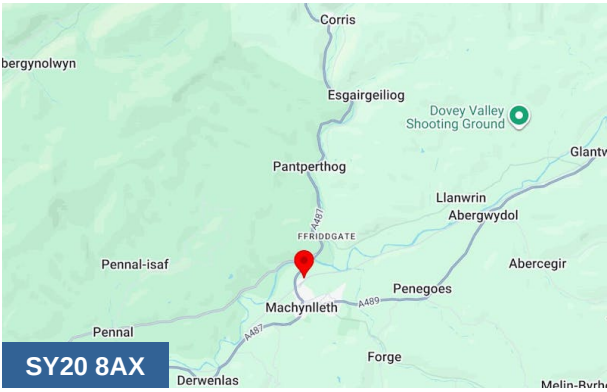
Accommodation

The accommodation comprises the following areas:

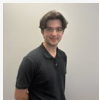
Name	sq ft	sq m	Availability
Unit - 6	3,575	332.13	Available
Unit - 7	3,575	332.13	Available
Total	7,150	664.26	

Terms

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



Viewing & Further Information



Max Wood
02920346336
max.wood@coark.com



Tal Williams
tal.williams@coark.com



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

**I'W LLOGI: Adeiladau
Swyddfa ym Machynlleth**

- Swyddfeydd â Manylion Clir a Phendant
- Cysylltiadau trafnidiaeth da
- Agosrwydd at ganol tref Machynlleth
- Cyfleusterau Lles a Thoiledau
- Digon o Le i Barcio Ceir

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

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

Crynodeb

Maint sydd ar Gael	3,575 i 7,150 troedfedd sgwâr
Rhent	£10 y droedfedd sgwâr
Cyfraddau Taladwy	£14,768 y flwyddyn
Gwerth Adrethol	£26,000
Treth ar Werth (TAW)	Cymwysadwy
Costau Cyfreithiol	Pob parti i ysgwyddo eu costau eu hunain
EPC	C(55)

Disgrifiad

Unedau ffrâm bren gyda phaneli pren wedi’u hinswleiddio a tho llechi. Mae gan yr holl ystafelloedd garpedi ac maen nhw’n elwa o nenfydau crog, goleuadau cilfachog, bocsys llawr a thwnelu perimedr.

Mae gan bob uned system larwm, gwres canolog a chegin a thoiled cymunedol.

Lleoliad

Mae Machynlleth yng Ngogledd-orllewin Cymru, ger Aberystwyth. Mae Parc Eco Dyfi wedi’i leoli ar gyrion Machynlleth, gyda chysylltiadau da â’r A487 a’r orsaf drenau.

Mae busnesau ym Mharc Eco Dyfi yn arbenigo yn yr amgylchedd a chynaliadwyedd gyda’r cyfleusterau ymchwil a datblygu a geir ym Mhrifysgol Aberystwyth, sydd gerllaw, yn cefnogi busnesau o’r fath.

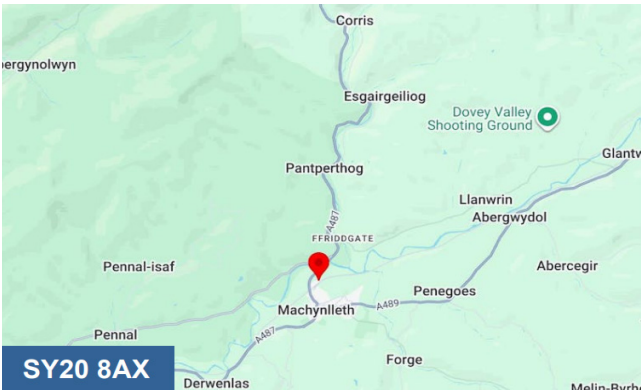
Llety

Mae’r llety yn cynnwys y manau canlynol:

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	

Telerau

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



Ymweliadau a Mwy o Wybodaeth



Max Wood
029 2034 6336
max.wood@coark.com



Tal Williams
029 2034 6381
tal.william@coark.com