



Unit 6 Broadaxe Business Park

Presteigne, LD8 2UH

**Self contained office space
located in a modern
business park near the
Welsh/English border.**

630 sq ft
(58.53 sq m)

- Well located close to the Welsh/English border
- Modern business park development
- Close to the Presteigne Town Centre
- Self contained business unit
- DDA Compliant
- Demised WC facilities and shower
- Open-plan
- Parking on site

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Summary

Available Size	630 sq ft
Rent	£6,500 per annum
Rates Payable	£2,894.20 per annum
Rateable Value	£5,800
Service Charge	A normal service charge will be levied on the property - TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (52)

Description

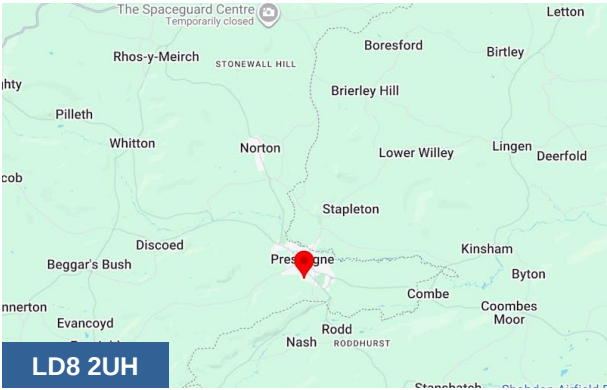
The semi-detached building is a single storey business unit, steel frame building with a large wood wall cladding mixed with some glazing to the front and rear elevations of profile clad roofing. The unit benefits from suspended ceilings, recessed lighting, perimeter trunking and central heating. The office is fully carpeted throughout and has a unisex disabled WC and shower facility within the demise. Non allocated parking on site.

Location

Broadaxe Business Park is located on the southern edge of Presteigne, a popular rural town located on the English and Welsh Border offering commutable distance to Hereford, Newtown and Shrewsbury. Broadaxe is a popular business park which is within walking distance of the town centre and its amenities.

Terms

The property is available by way of a new lease, terms to be agreed.

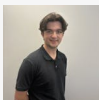


Viewing & Further Information



Tal Williams

tal.williams@coark.com



Max Wood

02920346336

max.wood@coark.com



Uned 6 Parc Busnes Broadaxe Presteigne, LD8 2UH

**Swyddfa hunangynhyrchiedig
wedi'i leoli o fewn parc busnes
modern ger ffin Cymru/Lloegr**

**630 troedfedd sgwâr
(58.53 metr sgwâr)**

- Wedi'i leoli'n dda ger ffin Cymru/Lloegr
- Datblygiad parc busnes modern
- Agosatrwydd at canol-dref Presteigne
- Uned fusnes hunangynhyrchiedig
- Cydymffurfiad gyda'r DDA
- Cyflwysterau tai bach a chawodydd
- Llawr agored
- Parcio

Uned 6 Parc Buses Broadaxe, Presteigne LD8 2UH

Crynodeb

Maint ar gael	630 troedfedd sgwâr
Rhent	£6,500 fesul blwyddyn
Cyfraddau talu	£2,894.20 fesul blwyddyn
Gwerth trethol	£5,800
Tal gwasanaethol	Bydd tal gwasanaethol arferol yn cael ei ardoll ar yr uned - i'w gadarnhau.
Treth ar Werth (TAW)	Perthnasol
Ffioedd Cyfreithiol	Pob parti i dalu costau eu hunain

Disgrifiad

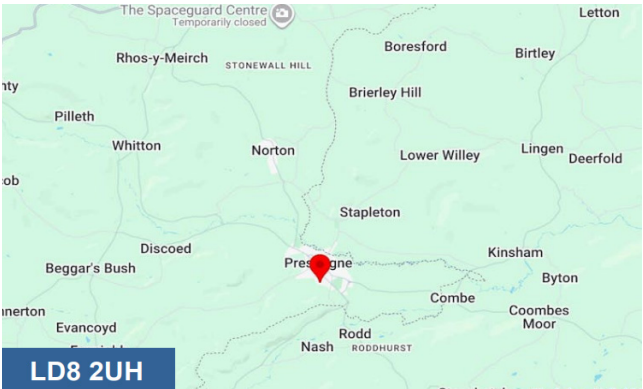
Mae'r adeilad wedi'i wahanu yn uned fusnes un llawr, adeilad ffrâm dur gyda cladwaith wal bren mawr wedi'i gyfuno gyda rhywfaint o wydr i'r esthetig flaen a chefn o do wedi'i gladio â phroffil . Mae'r uned yn elwa o nenfennau wedi'u codi, goleuadau wedi'u ddyfnu, tiwbio perimedr a gwres canolog. Mae'r swyddfa wedi'i charpedio'n llawn ac mae ganddi WC anabl amlrhywiol a chyflwysterau cawodydd hefyd. Mae parcio heb ei neilltuo ar y safle.

Lleoliad

Mae parc fusnes Broadaxe wedi'i leoli wrth ysgwydd ddeheuol Presteigne, tref gwledig a phoblogaidd wrth ymyl y ffin Cymru/Lloegr. Mae gyn yn cynnig pellter teithio da i Hereford, Drenwydd a Shrewsbury. Mae Broadaxe yn parc fusnes poblogaidd sydd o fewn pellter cerdded o ganol y dref a'i cyflwysterau.

Cyfnod

Mae'r uned yma ar gael trwy rhentiad newydd, telerau i'w gytuno.



Ymweliadau a Mwy o Wybodaeth



Ben Bolton
029 2034 6376
ben.bolton@coark.com



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