



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



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