



Unit 3 Dyfi Eco Parc, Machynlleth

Dyfi Eco Parc, Machynlleth, SY20 8AX

To Let: Light Industrial Building in Machynlleth

5,177 sq ft
(480.96 sq m)

- Glazed Pedestrian & Roller Shutter Door Access
- Large Yard/Car Parking Space
- Great Road Connectivity
- Welfare and WC Facilities
- Close Proximity to Machynlleth Town Centre

Unit 3 Dyfi Eco Parc, Machynlleth, Dyfi Eco Parc, Machynlleth, SY20 8AX

Summary

Available Size	5,177 sq ft
Rent	£30,000 per annum £5.79 per sq ft
Rates Payable	£1.14 per sq ft Based on 2026 Valuation
Rateable Value	£24,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (74)

Description

Unit 3 is a single storey unit, with a first-floor meeting room, alongside additional rough mezzanine storage.

Originally, the premises was entirely open plan, how the previous tenant's fit out now provides the unit with a mix of light industrial, office, meeting room and welfare space. Access to the unit is both provided by a glazed pedestrian access, as well as a vehicular roller shutter door to allow for loading.

The premises provides excellent natural daylighting, and can be used for a range of purposes, subject to planning.

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.

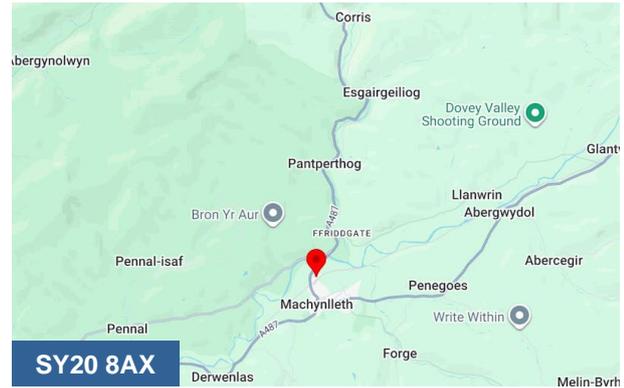
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,876	453	Available
1st - Meeting Room/Storage	301	27.96	Available
Total	5,177	480.96	

Terms

The property is available via a new lease, terms to be agreed.



Viewing & Further Information



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