AVISON YOUNG

08449 02 03 04
avisonyoung.co.uk/15652

For Sale / To Let

Unit 40, Mochdre Industrial Estate, Newtown, Wales, SY16 4LE

On behalf of the Administrators of the Laura Ashley group of companies.

Highlights

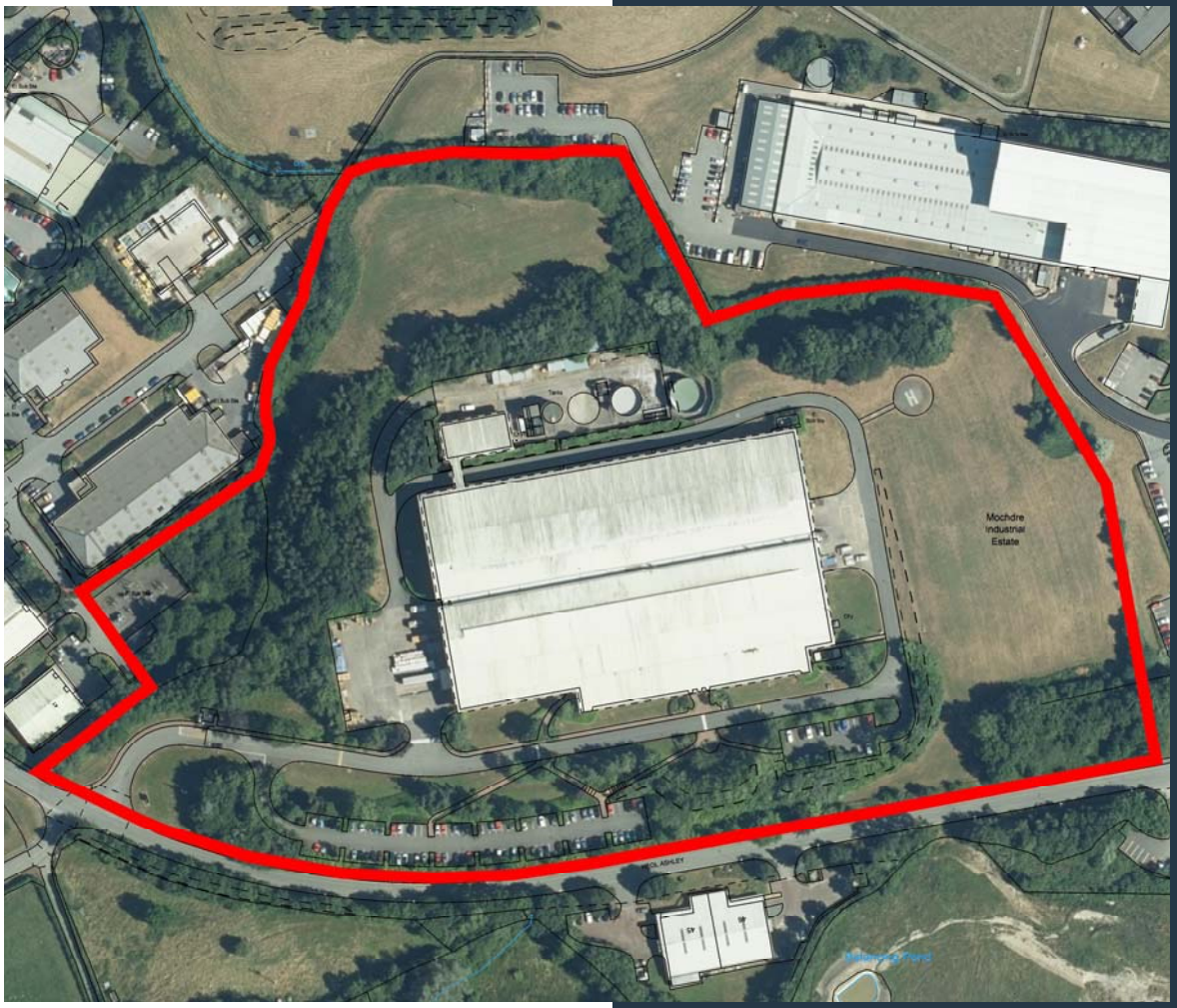
- **Freehold** opportunity
- Substantial detached industrial / warehouse unit
- Established industrial location in close proximity to the newly completed **Newtown Bypass**
- Gross internal area of **12,833.27 sq.m (138,137 sq.ft.)** exc. mezzanine
- Site area of **7.8 hectares (19.3 acres)**
- Low site coverage of approximately 15%
- Security controlled access
- Dock level and ground level loading doors
- 7 meter working height
- Development / expansion potential (S.T.P)
- **Offers in excess of £2.25m invited for the freehold interest**
- Proposals on a **leasehold basis** also invited

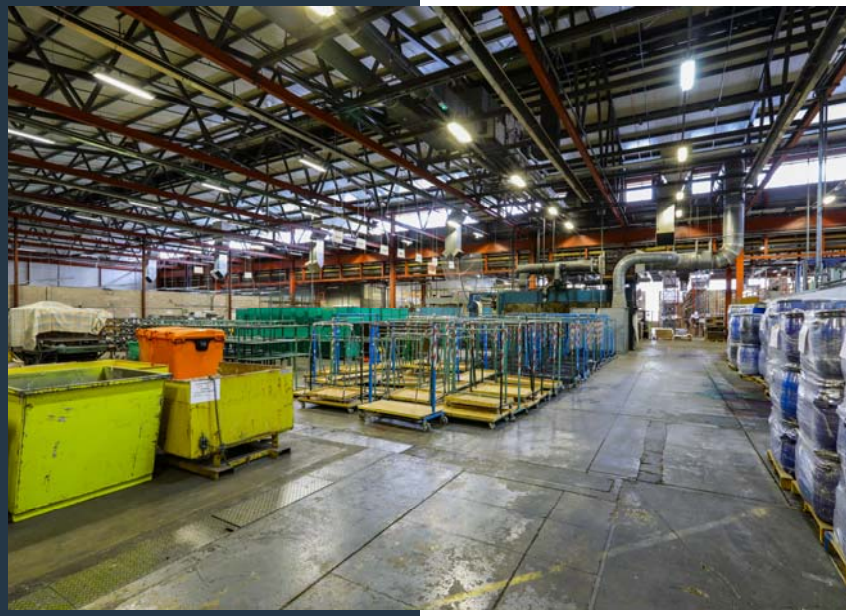
Location

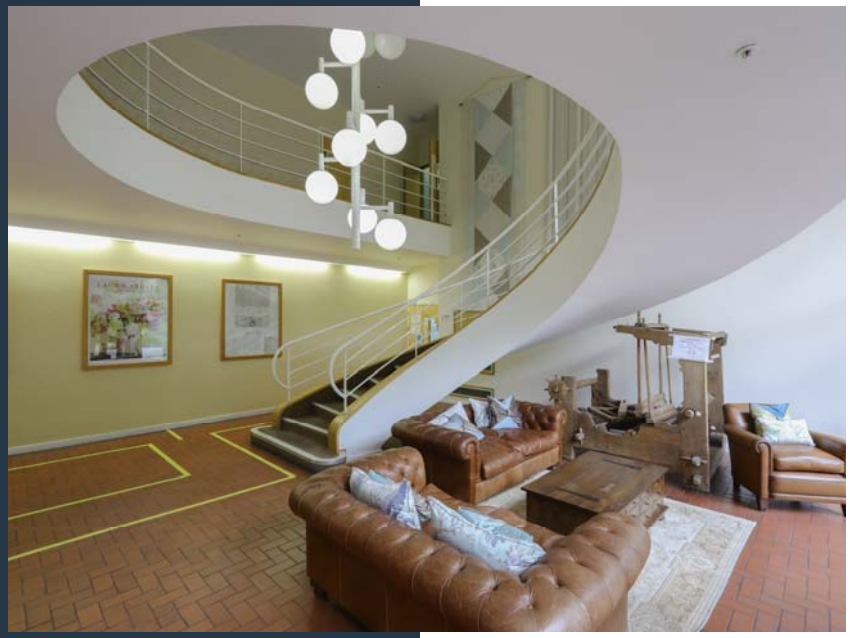
The property is located in Newtown, Mid Wales, approximately 33 miles south west of Shrewsbury and 60 miles north west of Hereford. The A483 and A489 trunk roads converge at Newtown, with a recently completed bypass to the south of the town connecting these two arterial roads.

The property is located within the established Mochdre Industrial Estate, approximately 2 miles west of Newtown town centre.

The estate provides a range of industrial and commercial premises occupied by both local and national companies (including Howdens, CEF and Wolseley) who operate throughout this central region.







Description

The property comprises a substantial industrial / warehouse facility with office accommodation, security gate house, car parking and yard. The property is situated on a substantial site area which offers further expansion / development potential.

Industrial / warehouse accommodation

The property consists of a detached warehouse / manufacturing premises of steel frame construction with a steel truss roof. Elevations are clad with tiles and the roof is clad in metal profile sheeting.

The industrial accommodation consists of 2 bays providing clear span accommodation with a central services column, mezzanine floor in part and ancillary production offices.

The height to the underside of the steel truss roof is 7 meters and loading access is by way of 2 dock level and 2 ground level loading doors.

Lighting is predominantly by way of LED strip / box lights and heating is via gas fired ambi-rad heaters. A sprinkler system is present throughout.

Office accommodation

Fronting the premises there is 2 storey offices with meeting rooms, reception and central atrium.

The office accommodation comprises a mix of open plan and cellular partitioned rooms with ancillary staff canteen and welfare facilities.

The offices have suspended ceilings, carpet tiled floors and plastered and painted walls. The accommodation benefits from cat 2 box lighting and a gas fired central heating system.

Externals

The building is situated on a large, partly landscaped site, which has its own secure private access road. Access to the building is controlled by way of a security gate house which leads to a large car park and perimeter access road.

Two yards service the property at either end.

Potential Development Land

To the east of the main warehouse is undeveloped grass land which extends to approximately 1 ha (2.5 acres) and provides scope to extend the existing facility or develop additional standalone industrial / warehouse units (subject to planning).

Accommodation

Floor areas have been calculated on a gross internal area basis as follows:

Floor	Use	Sq.m.	Sq.ft.
Ground	Industrial / Warehouse	11,139.01	119,900
Ground / First	Offices	1,694.26	18,237
Total		**12,833.27**	**138,137**
Mezzanine	Production	1,941.03	20,893
Mezzanine	Warehouse Offices	121.34	1,306
Total		**2,062.37**	**22,199**

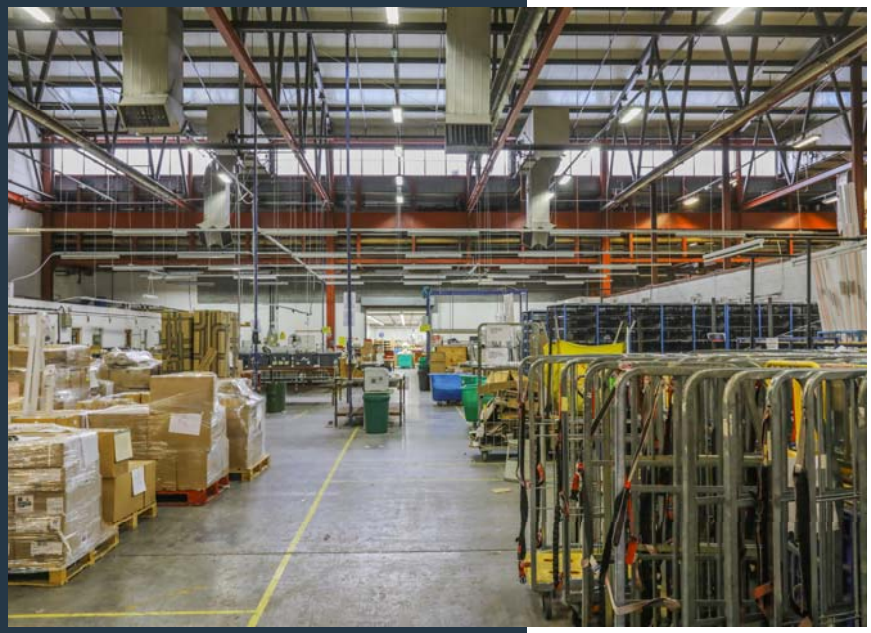
We calculate the total site area is 7.8 ha (19.3 acres) equating to a low site coverage of circa 15%.

Planning

We understand the property has planning consent for its current use. Interested parties are to rely on their own enquiries with Powys County Council.

EPC

Rating C (54). A copy is available within the Marketing Pack.



Rating Assessment

Billing Authority:	Powys
Description:	Factory and premises
Rateable Value:	£248,000
Rates Payable:	£132,680 p.a.

Services

We understand the property is served by all mains services and we are advised the property benefits from a substantial electricity supply.

These services have not been tested and interested parties are to rely on their own investigations.

Tenure

The property is held on a freehold basis.

Costs

Each party will bear their own costs in respect of this transaction.

VAT

All prices quoted exclusive of VAT.

Marketing Pack

A Marketing Pack with further detail is available upon request.

Guide Price

Offers in excess of **£2.25m** are invited for the freehold interest.

Proposals on a leasehold basis will also be considered.

For further information please contact:

Ben Holyhead
0121 609 8807
ben.holyhead@avisonyoung.com

Chris Davies
0121 609 8507
chris.davies@avisonyoung.com

Tesni Thacker
0121 609 8339
tesni.thacker@avisonyoung.com

Property ref
avisonyoung.co.uk/15652

August 2020

Avison Young
3 Brindleyplace, Birmingham B1 2JB

© 2020 Avison Young (UK) Limited

Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is)in this brochure is provided on the following conditions:

(1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.

(2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

(3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

(4) All prices quoted are exclusive of VAT.

(5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.