

**AVISON
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For Sale / To Let

Unit 39, Mochdre Industrial Estate, Newtown, Wales, SY16 4LE

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

Highlights

- Freehold opportunity
- Detached office / industrial unit
- Established industrial location in close proximity to the newly completed **Newtown Bypass**
- Gross internal area of **929.94 sq.m (10,010 sq.ft.)**
- Site area of **0.38 ha (0.93 acre)**
- Currently fitted out as offices but would suit various industrial / commercial uses
- Benefits from car parking and loading area
- Offers in the order of **£395,000** invited for the freehold interest
- Expressions of interest 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 Wolsley) who operate throughout this central region.





Description

The property comprises a self-contained, detached commercial unit with car parking to the front and loading access to the side.

The property is of steel portal frame construction with part brick and part glazed elevations beneath a profile metal clad roof.

Internally the property has been fitted out to provide open plan office accommodation with suspended ceilings and carpeted floors. Male and female toilet facilities and a staff canteen are also provided.

The unit would suit a range of commercial uses and could easily be stripped back to provide more traditional industrial accommodation. Loading access has been retained by way of a level access roller shutter door.

We estimate the minimum eaves height to be approximately 3.7m, rising to 5.9m at the apex.

Accommodation

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

	Sq.m.	Sq.ft.
Offices	929.94	10,010

We calculate the total site area is 0.38 ha (0.93 acre).

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.

Services

We understand the property is served by all mains services. 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.

Rating Assessment

Billing Authority:	Powys
Description:	Factory and premises
Rateable Value:	£28,750
Rates Payable:	£15,381.25 p.a.

EPC

Rating D (76). EPC is available within the Marketing Pack.

Costs

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

Marketing Pack

A Marketing Pack with further detail is available upon request.

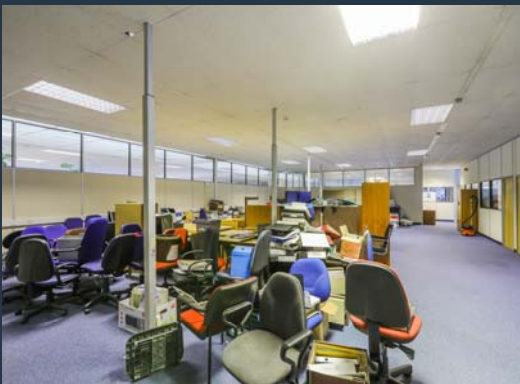
VAT

All prices quoted exclusive of VAT.

Guide Price

Offers in the order of **£395,000** are invited for the freehold interest.

Proposes on a leasehold basis will also be considered.



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