

LEWIS PARRY HOUSE, ELVICTA BUSINESS PARK **CRICKHOWELL** NP8 1DF



Workshop Units, Elvicta Business Park, Crickhowell NP8 1DF

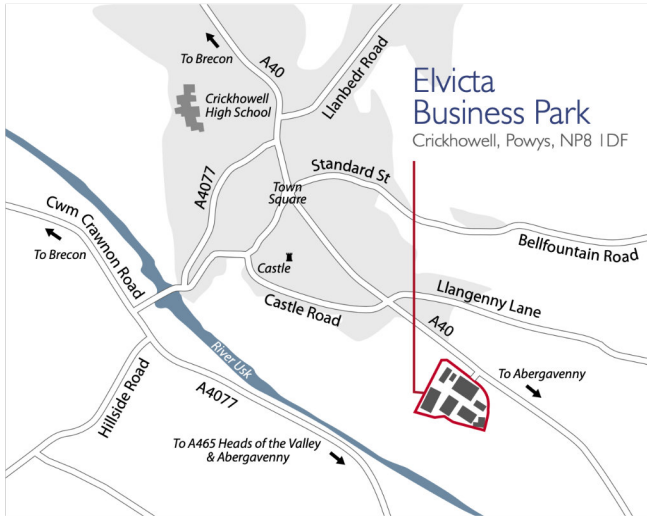
AVAILABLE TO LET - from **1,675 sq ft (155.62 sq m)** with loading and parking

Popular business park with access off the A40

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LOCATION

Elvicta Business Park is a privately owned estate situated in a unique and attractive location in the heart of the Brecon Beacons. Crickhowell is located close by and the site is strategically positioned to provide quick and convenient access to the A465 Heads of the Valleys Road, which connects to South Wales, the M4 Corridor and the Midlands.



Units on the site have the benefit of the following:

- Excellent vehicle circulation
- Roller shutter door access
- Competitive rents

DESCRIPTION

Lewis Parry House comprises a terrace of workshop units of approximately **155.62 sq m (1,675 sq ft)**.

Minimum internal eaves height is approximately **6.0m** and there is a roller shutter access. The units have an insulated roof with translucent panels affording good natural light.

There is a WC provided.

Externally there is parking and loading space to the front.

SERVICES

We have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

We understand mains three phase electricity, water and mains drainage are connected.

Lighting is provided by high level fluorescent tube fittings and natural illumination through translucent roof panels. No heating is installed.

FLOOR AREAS

Each unit has an approximate gross internal floor area on the ground floor of approximately 142.01 sq m (1,529 sq ft) plus a first floor office of 13.61 sq m (146 sq ft) providing a total of **155.62 sq m (1,675 sq ft)** - please see plan for indicative layout.

PLANNING

Prospective tenants should satisfy themselves whether their proposed use would require any planning application for change of use.

BUSINESS RATES

Prospective tenants should verify rates payable with the local billing authority.

TERMS

The property is available by way of a new full repairing and insuring lease on flexible terms to be agreed at a rental of £16,750 per annum per unit. There is an estate service charge covering the Landlord's costs of estate maintenance and building insurance.

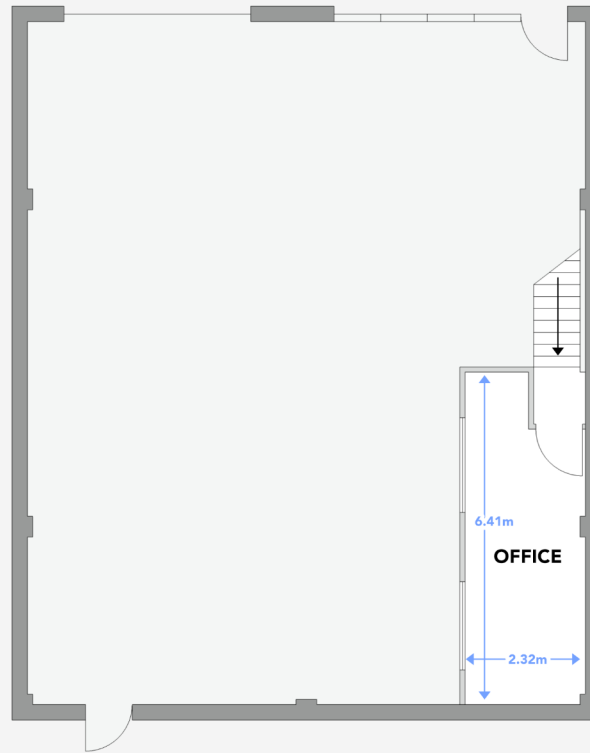
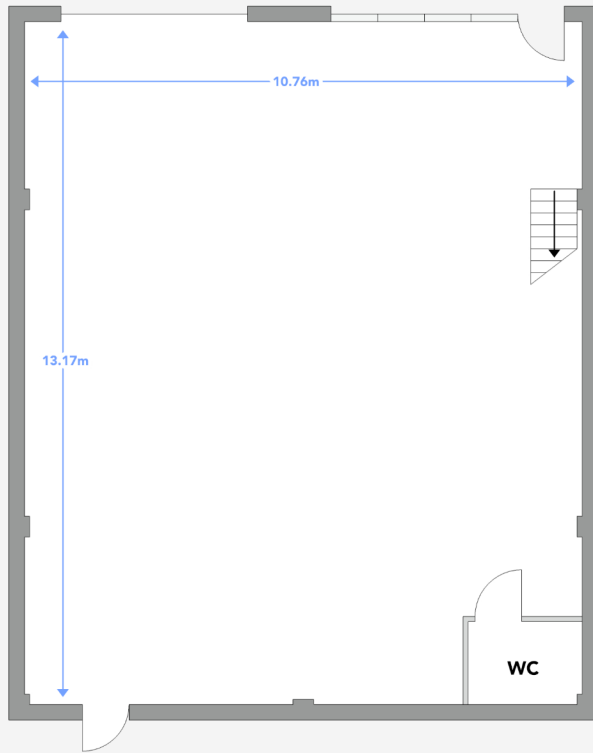
VAT

VAT will be applicable to the rent, service charge and building insurance.

EPC

Energy Performance Certificate is available on request.





GROUND

FIRST

INDICATIVE LAYOUT

PLANS FOR ILLUSTRATION PURPOSES ONLY - APPROXIMATE DIMENSIONS

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING & FURTHER INFORMATION

For further information please contact letting agents:

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LEWIS PARRY HOUSE

CRICKHOWELL

A40

BRECON
(14 MILES)

ABERGAVENNY
(6 MILES)

A40

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