



UNIT 1 / 2 FOREST LODGE
LIBANUS - BRECON - LD3 8NW

Forest Lodge Industrial Units, Libanus, BRECON LD3 8NW

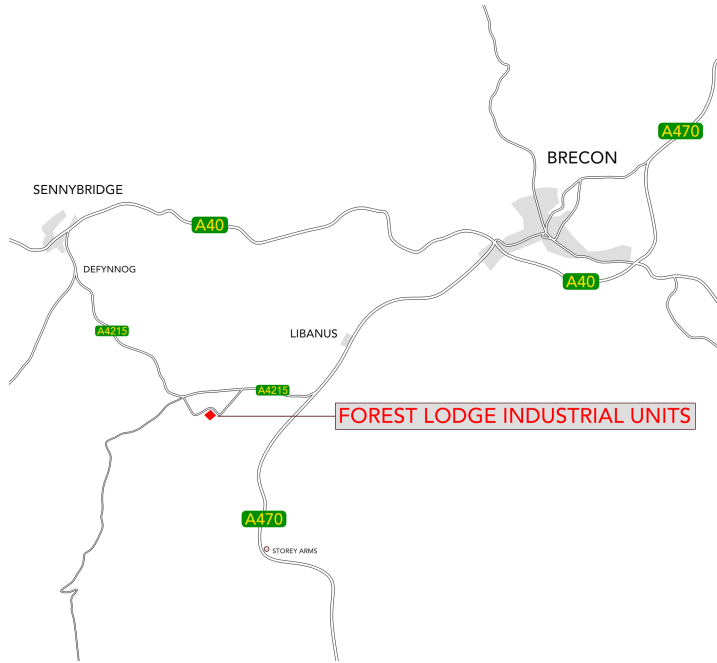
LEASEHOLD large industrial / storage / workshop space **TO LET** 6 miles south of Brecon

Approximate gross internal area 27,570 sq ft (2,561 sq m) with front loading yard area - MAY SPLIT

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LOCATION

Forest Lodge is located about 6 miles south east of Brecon just off the A4215 which connects with the A470 south of Libanus. The property is located in the Brecon Beacons National Park and is surrounded by open countryside but offers good connectivity with the road network. Merthyr Tydfil is about 15 miles to the south.



DESCRIPTION

The property comprises a large industrial unit suitable for basic storage or workshop. The unit is of steel portal frame construction with a solid concrete floor and pitched corrugated asbestos cement sheet roof covering with translucent light panels.

To the front of the unit there is a covered canopy and a loading yard.

SERVICES

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

Mains electricity is connected and lighting is provided by ceiling mounted halogen lighting.

FLOOR AREAS

The building has a gross internal floor area of approximately **27,570 sq ft (2,561 sq m)**. The length of the unit is approximately 128.8 metres and the width of the main bay is 15 metres. The side bay is approximately 9.1 metres by 69 metres.

The main bay has a minimum internal eaves height of approximately **5.3 metres** while the side bay has a minimum internal eaves height of approximately **3 metres**.

PLANNING

The property has been used for vehicle storage while other parts have been used for workshop and assembly uses including metal fabrication and joinery. The Landlord will consider any uses falling into use classes B1 (light industrial), B2 (general industrial) or B8 (storage and distribution) but prospective tenants should satisfy themselves that their proposed use is acceptable with the local planning authority.

BUSINESS RATES

The property has a Rateable Value of £12,000 in the 2017 Rating List. The UBR for the year 2019/20 is 52.6p in the pound making full rates payable of £6,312 for the whole. Prospective tenants should verify with the local billing authority.

VAT

No VAT is applicable to the rent.



BRECON (6 miles)

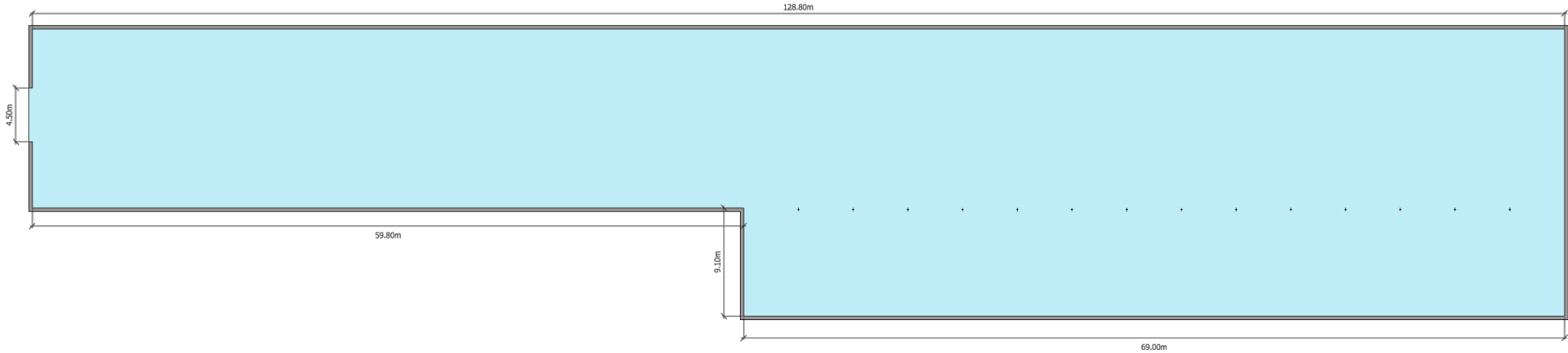


A4215

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FLOOR LAYOUT



INDICATIVE FLOOR PLANS FOR ILLUSTRATIVE PURPOSES



EPC

EPC certificate and recommendations can be provided on request.

ASBESTOS

The detection of asbestos and asbestos-related compounds is beyond the scope of the letting agents and accordingly we recommend you obtain advice from a specialist source.

TENURE

Available by way of new lease on flexible terms

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

For further information please contact agents:

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