



Light Industrial Units To Let

Broadaxe Business Park | Presteigne | LD8 2UH

BERRYS

Unit 1 & 2

Broadaxe Business Park | Presteigne | LD8 2UH

Key features

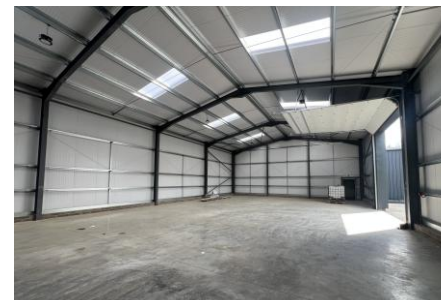
- 2 units approximately 4,983 sq ft (462.93 sq m) each
- Available individually or as a pair
- 6.2m eaves
- Easy access with loading area
- Office space, Kitchenette and WC facilities
- Electric roller shutter and personnel doors

Description

The property comprises a pair of self-contained steel portal framed units with insulated profiled metal cladding to the elevations and roof with a polished concrete floor. The units extend to approximately 4,983 sq ft (462.93 sq m) each and can be taken individually or as a pair. The units benefit from a large roller shutter door and personnel access with WC, office and kitchen facilities.

Location

Broadaxe Business Park is located on the southern edge of Presteigne, a popular rural town on the English and Welsh Border offering commutable distance to Hereford, Newtown and Shrewsbury. Broadaxe is a popular business park which is within walking distance of the town centre and its amenities.



Accommodation

Units 1 & 2 are available individually or as a pair

Unit	Sq Ft	Sq M
Unit 1	4,983	462.93
Unit 2	4,983	462.93
Total	9,966	925.86

Rent

£6.52 per sq ft per annum exclusive of VAT and other outgoings (Subject to Contract).

Planning

Planning was approved for the erection of of 2 no. general industrial units and associated infrastructure and can be viewed on the Powys planning portal via application number 21/2306/FUL.

Local Authority

Powys Council

Tenure

The unit is available by way of a new lease terms to be agreed (Subject to Contract).

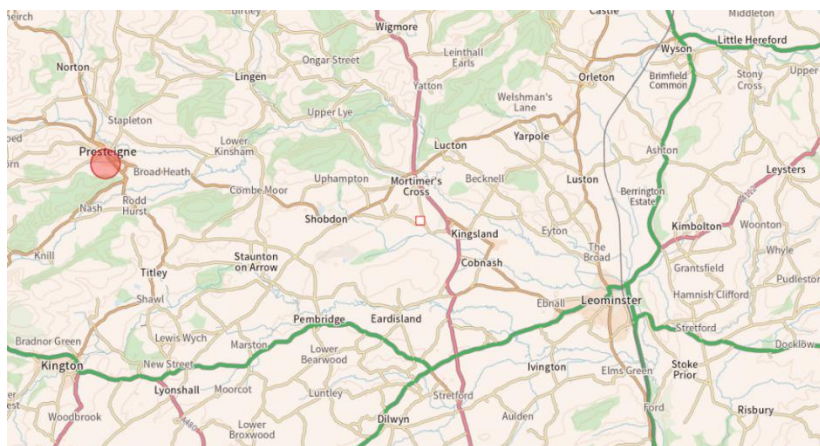
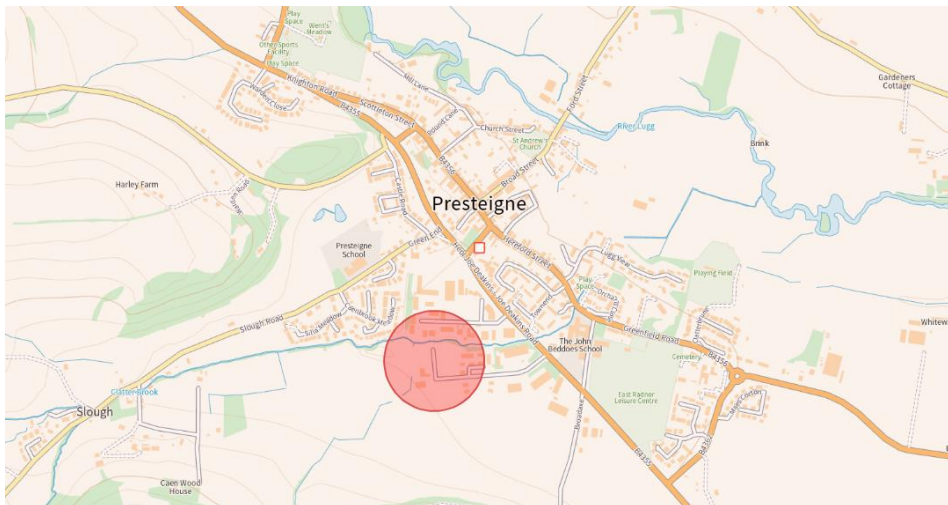
Business Rates

Interested parties should rely on their own investigations through the local authority.

VAT

All figures are quoted exclusive of VAT which may be payable at the prevailing rate.





Services

We understand that the property benefits from 3-phase electricity, mains water and drainage. The services have not been tested by the agents.

Legal Costs

Each party to be responsible for their own legal costs.

Viewings

By appointment through Berrys. Please contact the agent (contact details below) to arrange an appointment.

Directions

Craven Arms – 18 miles

Shrewsbury – 39 miles

Kington – 11.4 miles

Ludlow – 20 miles

Leominster – 14 miles

Hereford – 24 miles

Important Notice

Berrys, their clients and any joint agents give notice that:

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
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5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.

To book a viewing, please contact:

Cameron Frazer

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