



## **Unit HF, Glan Yr Afon Industrial Estate**

Llanbadarn Fawr, Aberystwyth, SY23 3JQ

**Rent: £4,800 per annum**



A modern office unit, located within Glan Yr Afon Industrial Estate, a thriving estate with many household businesses.

Glan Yr Afon Industrial Estate is located approximately 1 mile east of Aberystwyth town centre, a major University town situated on the west coast of Wales. The main access is the A487 Dolgellau to Cardigan route. The A44 links eastward towards Newtown and Shrewsbury.

Glan Yr Afon Industrial Estate is a modern purpose built development comprising a number of detached, semi-detached and terraced units. Mains electricity, gas, water and drainage connections are laid on.

The office unit has shared Kitchen and Toilet facilities. The property has coded door access for security with front entrance views and allocated parking.

The unit, approximately 366 sq ft, would provide an excellent opportunity for any small business.

- Approximately 336 sq ft Office Unit
- Shared Kitchen & Toilet Facilities
- Allocated Parking
- Thriving Industrial Estate Location
- Edge of town
- £4,800 plus VAT per annum
- Immediately available

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy efficiency rating = (To be confirmed)

### SERVICES

Mains Electricity, Water and Drainage.

### BUSINESS RATES

To be confirmed.

### DIRECTIONS

What3Words: grapevine.spacing.quirky..

### OUTGOINGS

All services consumed and Council Tax.

### VIEWING

By prior arrangement with the Agents.

### APPLICATION FORMS

Each applicant will complete an application form to provide the Agents with a credit reference. Photographic ID and proof of residency (a recent utility bill / bank statement showing current address) must also be provided with the completed application forms. If the applicant(s) are on a low income or have a poor credit history, then a Guarantor will be required and they will be required to complete the application form and provide the required ID and supporting documents.

**NOTE: THE APPLICATION FORM DOES NOT CONSTITUTE A CONTRACT OR PART OF ONE.**

**It is important that you inspect a property before entering into any Tenancy Agreement / Occupation Contract. If there are any matters of concern these should be brought to our attention before taking up occupation. We cannot instigate improvements to our clients' properties, only repairs. If a property fails to meet your expectations you will be legally bound to meet your contractual requirements for the who term of the Tenancy/Occupation Contract.**

PLAN

