



Unit at Corndon View

Tregynon, Newtown, Powys, SY16 3PG

Rent: £18,000 per annum

A unique opportunity to acquire an industrial workshop and yard located a short distance from the village of Tregynon. The site extends to approximately 0.5 acres, comprising of two large industrial units, a separate toilet block, with kitchenette and lodge style offices. In total the internal area extends to approximately 6,232sqft / 578.97sqm. The yard and units are suitable for a range of uses from storage and distribution, workshop or manufacturing.

The property comprises of:

Unit One – 2560 sqft / 237sqm – large roller door to the front aspect, phase 3 electricity, substantial eaves height, concrete floor perfect for storage, manufacturing or as a workshop.

Unit Two – 3049sqft / 283.26sqm – electric roller door with ample height for a lorry trailer. Double doors access through to Unit 1. Substantial eaves height throughout. Phase 3 electricity.

Detached Store/WC/Kitchenette – 247sqft / 22.94sqm:
Detached Store – with lighting and numerous electric sockets.

Kitchenette – electrical connections, lighting, and worktop.

WC – panelled marble effect walls, WC, two wash basins, hand drier.

Office – 376sqft / 34.93sqm – With wood effect flooring, UPVC French doors and window, spot lighting and a good selection of electrical sockets.

The yard occupies approximately 0.3 of an acre, comprising of a level hardcore parking and turning area. A 'lean to' is located to the boundary edge. The adjoining tenants will benefit from a right of access for lorries to turn in the yard around the designated roundabout.



- Unique yard / units on the edge of Tregynon
- Perfect for workshops, agricultural use, storage or manufacturing
- Extensive yard extending to approximately 0.3 acres
- Available as a whole or split to suit the tenants needs
- Separate WC facilities and Kitchenette
- Detached office building
- Flexible lease terms
- CEPC - C (65) Exp 21.1.2031

RENT

£18,000 per annum payable monthly in advance.

LEASE TERMS

Flexible lease terms available, preferably a lease in excess of 3 years.

RATES AND OUTGOINGS

£550 PCM contribution towards the business rates of the site as a whole, calculated on a sqft basis. Water is metered. Electricity is billed monthly by the Landlord via a meter.

SERVICES Mains electricity, water and drainage.

BROADBAND & MOBILE SIGNAL

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

ENERGY PERFORMANCE CERTIFICATE (EPC)

Commercial Energy efficiency rating: C (65)

Expires: 21.1.2031

VIEWING

By prior arrangement with the Agents.

DIRECTIONS

From Newtown town centre proceed over Longbridge turning right at the Crescent roundabout onto Commercial Street and continue for a short distance bearing left after All Saints church onto Llanfair Road. Proceed along this road for approximately 5 miles and turn left at the junction at the top of the hill and proceed up the bank for approximately 0.25 mile and the unit is situated on the left hand side. **What3words: pushover.certainly.insurers**

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase/lease you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us with a cost of £36 (Inc VAT) per person in order for us to complete our due diligence.

Ref: 2026/C Unit at Tregynon HE 04/26



