

# PENYFAN BUSINESS PARK

FFRWDGRECH INDUSTRIAL ESTATE

**BRECON LD3 8LA**

## New units TO LET

**Penyfan Business Park, Ffrwdgrech Industrial Estate, BRECON LD3 8LA**

**A NEW DEVELOPMENT** of 10 individual units **AVAILABLE TO LET**

Each unit **52.67 sq m (567 sq ft)** modern specification, **5.82** metre eaves height, secure vehicle access / loading doors

**stuarthogg**  
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**01874 622697**

## LOCATION

Penyfan Business Park is conveniently located on the Ffrwdgrech Industrial Estate, just off the A470 south of Brecon town centre. The estate is well established with a mix of trade counter, office, retail, industrial and storage occupiers and provides a secure environment.

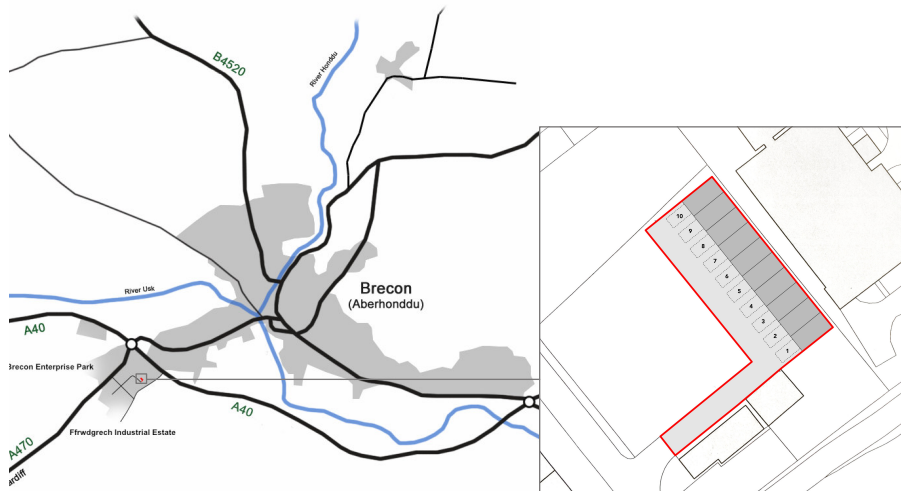
Nearby occupiers include Hay & Brecon Farmers, Freedom Green Energy, NFU Mutual, Royal Mail, BVG Airflo, Rodell Chimneys, Brecon Mind, Plumb Center, Brecon Beacons National Park Authority depot.

## DESCRIPTION

The development comprises 10 individual units of traditional steel portal frame construction with insulated profile steel clad elevations and roofs. The units have a solid, power floated concrete floor finish with a generous internal eaves height of approximately **5.82 metres**.

Each **567 sq ft (52.67 sq m)** unit will have the following specification:

- Easy lift up and over security access doors
- Separate personnel access
- Provision for occupiers to connect services (mains water, drainage and electric)
- Internal width 4.9 metres and 10.75 metres length
- Potential for units to be combined to form larger units
- Dedicated parking to front
- Additional security provided by 24 hour monitored CCTV



## TERMS

Units are available TO LET on flexible lease terms for a minimum contract of 12 months.

Rent of £410 (inclusive of service charge) per calendar month is paid monthly in advance with a one month rent deposit paid on signing lease.

Tenants to be responsible for keeping the unit in good repair and handing back at the end of the lease in the condition it was taken.

VAT will be applicable to the rent.

Leases will be in a standardised format for ease of management.

## BUSINESS RATES

Tenants will be responsible for paying business rates direct to the local billing authority. The units have yet to be assessed but are anticipated to be below the £6,000 Rateable Value threshold for Small Business Rates Relief meaning qualifying occupiers should be entitled to 100% relief - further details are available from the letting agents.

## EPC

Available on request.

## FURTHER INFORMATION

For further information please contact agents:

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**BRECON TOWN CENTRE**

**A40**

**BRECON ENTERPRISE PARK**

**A40**

**A470**

**PENYFAN BUSINESS PARK**

**FFRWDRGRECH INDUSTRIAL ESTATE**

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