



Unit 2 Garage/Workshop,

at The Grandstand, Trefeglwys,
Caersws, Powys, SY17 5PU

Rent: £16,000 per annum



MORRIS
MARSHALL
POOLE

Large commercial/industrial building extending to 415 sq m (4469 sq ft) situated on the edge of the village of Trefeglwys.

4 miles from the market town of Llanidloes and some 7 miles from the larger market town of Newtown.

Situated in a pleasant and accessible location in the Mid Wales countryside.

Classified for B1 Use – Offices (other than those that fall within A2)/Research or Development of products or processes/Industrial use and storage, 3-Phase electric.

Workshop is equipped with single 3-Phase electric points to each bay. Ideal for manufacturing..

Comprising:

GARAGE/WORKSHOP 24m x 17.3m (415 sq m) (4,469 sq ft) with large front sliding doors, good floor to ceiling height.

SERVICES

Sub meter from mains 3-Phase electric. Water charged annually. Heating from the owners Bio Mass boiler.

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE - not applicable

RATEABLE VALUE - to be confirmed

LEASE TERMS

Length of lease - negotiable

Rent: £16,000 per annum payable quarterly in advance

Outgoings: all services consumed & business rates

Deposit: to be confirmed

DIRECTIONS

From our office in Great Oak Street proceed to the Old Market Hall turning right onto Long Bridge Street At the roundabout turn left over the long bridge and then bear right for Trefeglwys (B4569). Continue on this road for approx 4 miles and on nearing Trefeglwys the property can be seen on the left hand side as indicated by the Luxury Lodges Wales/Grandstand sign and large entrance splay.

VIEWING

By prior arrangement with the Agents.

AHT 08/2025

