

**UNIT 16 DDOLE INDUSTRIAL ESTATE LLANDRINDOD WELLS LD1 6DF**



**Unit 16 Ddole Industrial Estate LLANDRINDOD WELLS - light industrial / warehouse unit**

Available **TO LET** with potential for trade counter use (subject to planning)

Total gross internal floor area approximately **278.7 sq m (3,000 sq ft)**

**stuarthogg**  
property consultants  
[www.stuarthogg.com](http://www.stuarthogg.com)  
**01874 622697**

## LOCATION

Llandrindod Wells is the county town of Powys and home to the administrative offices of Powys County Council. It is located approximately 8 miles north of Builth Wells and 26 miles south of Newtown. The town is well connected to the road network by the A483 and A4081.

Ddole Industrial Estate is located on the north of Llandrindod Wells town accessed just off the A483 about one mile from the town centre shops.

The estate is well established and has a mix of local and national trade counter, offices and manufacturing firms represented.

The unit is located in a cul-de-sac off the main estate road close to Tool Station.

## DESCRIPTION

A semi-detached light industrial / warehouse unit of steel portal frame construction with brick and block infill walls. There are offices and WC facilities to the side of the main space, which has a minimum eaves height of 3.85m rising to 7m at apex. There is a roller shutter access door to the front.

The total gross internal floor area is approximately **3,000 sq ft (278.7 sq m)**. The main space is approximately 11.7m wide by 19.1m from front to back.

The property has recently had a new roof covering.

There is parking and yard space to the front of the unit.

## SERVICES

A three phase electricity supply, water and drainage are connected. Gas is available for connection.

## BUSINESS RATES

The property had a Rateable Value of £8,100 in the 2017 Rating List before being merged with Unit 15 by the previous tenant. A proposal has been served to split the unit back and will be re-assessed.

## VAT

VAT will be payable on the rent and service charge.

## TERMS

The property is offered to let on an effective full repairing and insuring basis for a term of years to be agreed at a rental of **£12,000 per annum plus VAT**. There is a service charge in respect of common parts of the estate and Tenants contribute towards building insurance - further details on request.

## EPC

The Property had an EPC Rating was "D" that expired in August 2020 and is in the process of being updated.

## PLANNING

The property has been used previously for light industrial, warehousing, vehicle repair and furniture storage and sales. Interested parties are advised to satisfy themselves that their proposed use is acceptable in terms of planning consent.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

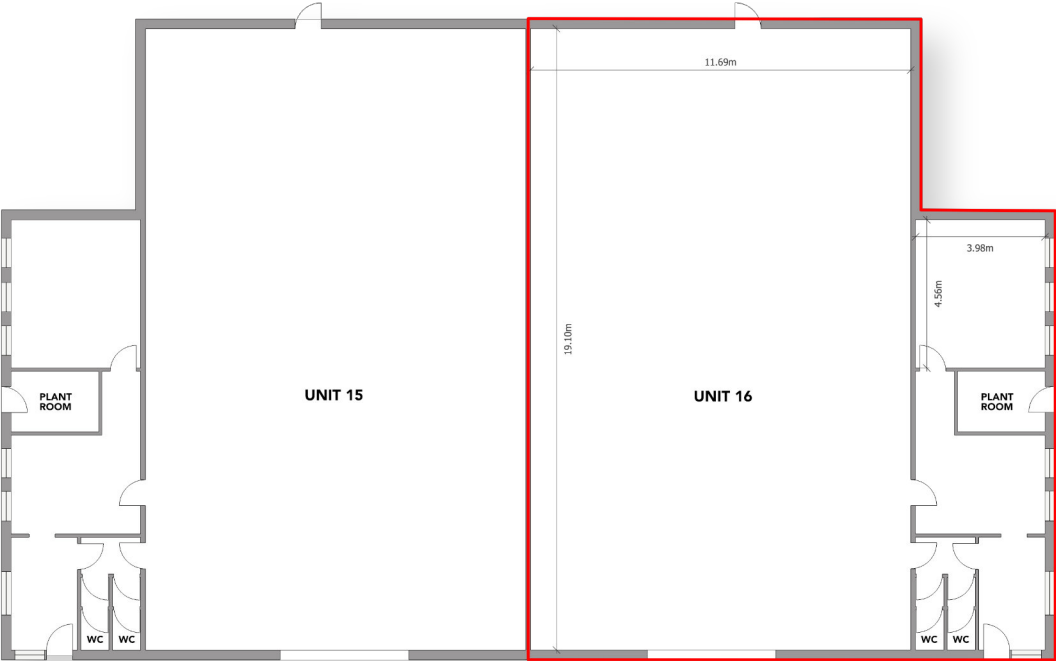
## VIEWING & FURTHER INFORMATION

For further information please contact agents:

Stuart Hogg - Stuart Hogg Property Consultants  
M. 07723 923770  
T. 01874 622697 or 029 2125 0050  
E. [sh@stuarthogg.com](mailto:sh@stuarthogg.com)



# INTERNAL LAYOUT PLAN



Layout for illustration purposes - approximate dimensions





TOWN CENTRE

A483

UNIT 16

A483

OFF ROAD ONLY

TOOL STATION

NICK'S GYM

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