

**COOPER
GREEN
POOKS**

St David's House, New Road, Newtown,
Powys, SY16 1RB

Rents On Application (From £10.75/sq ft)

To Let Long & Short Term Lettings Available

Subject to contract



Prominent, Modern Office Building With Parking

Long & Short Term Lettings Available

Ground, First & Second Floor Suites Available

**Suite Size / Area Available From
16.72 sq m (180 sq ft) to 671.24 sq m (7,229 sq ft)**

DESCRIPTION

The property comprises a detached office building, with brick elevations beneath a low pitch roof. It offers a range of offices from single rooms to suites with multiple rooms. The accommodation benefits from lighting, suspended ceilings, perimeter trunking, carpets, gas central heating (some with air conditioning), lifts, shared WCs and kitchens. There are a total of 53 parking spaces plus 2 disabled with the building.

SITUATION

The offices are located on the junction of the New Road (A483) and New Church Street close to the town centre and offering good road links to Shrewsbury and Aberystwyth. All transport amenities are also to hand including bus and rail links to the Midlands and the Welsh coast. Newtown is an established commercial centre serving the Mid Wales/Border Counties area set in attractive countryside and approximately 30 miles from Shrewsbury, and just under 100 miles from both Birmingham and Cardiff.

Current occupiers include Finance Wales Plc and a broad mix of privately and publicly owned businesses.

ACCOMMODATION

(All measurements are approximate and in accordance with the RICS Code of Measuring Practice)

FLOOR	SIZE	RENT FROM	BUSINESS RATES 2019/20	AVAILABILITY
Ground	31.59 sq m (340 sq ft)	£12.50 / sq ft	TBC	Jun 2020 approx.
Ground	130 sq m (1,403 sq ft)	£12.50 / sq ft	TBC	Immediate - subject to 1 months' notice
Ground	213.68 sq m (2,300 sq ft)	£12.50 / sq ft	TBC	Jun 2020 approx.
First	24.15 sq m (260 sq ft)	£11.50 / sq ft	TBC	Immediate - subject to 3 months' notice
First	33.44 sq m (360 sq ft)	£11.50 / sq ft	TBC	Immediate - subject to 3 months' notice
First	55.74 sq m (600 sq ft)	£11.50 / sq ft	TBC	Jun 2020 approx.
First	66.89 sq m (720 sq ft)	£11.50 / sq ft	TBC	Jun 2020 approx.
Second	16.72 sq m (180 sq ft)	£10.75 / sq ft	TBC	Jun 2020 approx.
Second	99.03 sq m (1,066 sq ft)	£10.75 / sq ft	TBC	Apr 2020.

TENURE

The suites are available on new 3 year leases or multiples thereof on a tenant's full repairing and insuring basis although shorter terms will also be considered. There is a service charge to cover the maintenance of the building (including common parts) and car park, together with heating and water costs, of £4.05/sq ft based on size of the suite.

COSTS

Each side to pay their own legal costs in respect of the transaction.

SERVICES

All main services (except gas) are understood to be available. Individual electricity consumption is charged to the tenant monthly while heating and water costs are included within the service charge.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating: D

RATING ASSESSMENT

Each office is assessed separately, further details available on request.

Eligible ratepayers may not be liable to pay business rates – further information available from the local authority. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

TOWN PLANNING/USE

The unit is understood to have an existing use for offices within Class B1 (offices) of the Town & Country Planning Act (Use Classes) Order 1987.

LOCAL AUTHORITY

Powys County Hall

County Hall

Llandrindod Wells

Powys

LD1 5LG

01597 826000

www.powys.gov.uk

FIXTURES & FITTINGS

All items usually classed as tenant's fixtures and fittings, and not mentioned in these details, are excluded from the letting.

VAT

All rents and any prices mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable. Please note that the landlords have elected to charge VAT on the rent.

VIEWING

By arrangement with Cooper Green Pooks – ask for Alessio Dyfnallt ad@cgpooks.co.uk or Lizzy McNally elizabethmcnally@cgpooks.co.uk 01743 276666





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