

Regulated by:



Since 1989

Units 1 and 2 are a first quality light industrial or food appropriate alternatively B1, B2 and B8 unit of 333.6 sq. m. with well equipped operational offices and stores.



Units 1 and 2 Station Road, Tregaron, Ceredigion. SY25 6HX.

C/2268/AM - O.N.O.

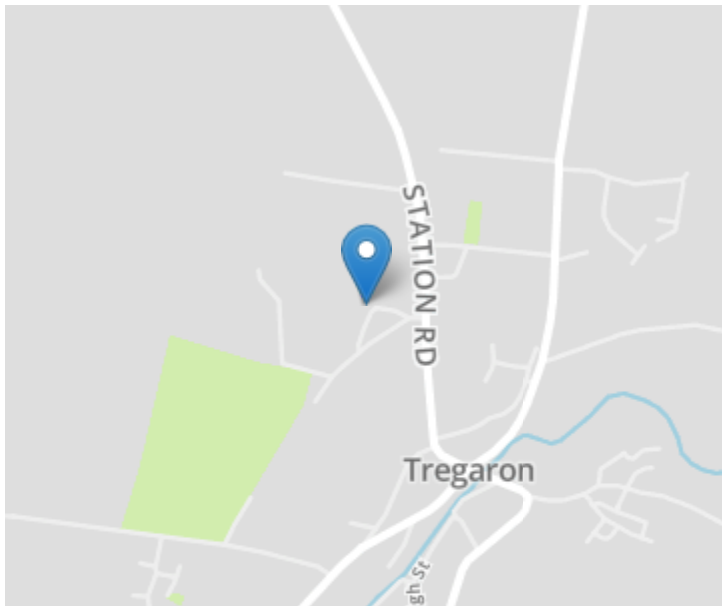
£250,000

A well equipped and fully up-to-date modern industrial unit of 333.6 sq. m. Having a level easily accessible and secure site with enclosed gated and walled yard of tarmac with extensive overhang.***

Well equipped operational work spaces and office accommodation.*** Ideal for a business start-up or headquarter building for an existing business or for expansion of an existing concern.*** The property is readily accessible and located within close walking distance of all amenities offered within the market town of Tregaron.***

The building is of steel framed construction, block walls, fully insulated clad and food sector appropriate.

Freehold for sale By Private Treaty.



Location

Tregaron is 11 miles North of the University town of Lampeter and 16 miles South of the University town and coastal resort and administrative centre of Aberystwyth, providing reasonable access to the A44 to the North and A485 to the South towards Carmarthen and A487 coast road towards Llanrhystud. The A40 at Llanwrda is within 30 miles.

Property Description

Modern industrial unit built in the early 1990's and providing office suite on the first floor with electric heating and double glazing.

Reception - Open Plan office

27' 9" x 21' 4" (8.46m x 6.50m)



Boardroom off

17' 4" x 11' 0" (5.28m x 3.35m)

Archive room

10' 3" x 9' 10" (3.12m x 3.00m)



Cloakroom

With w.c., wash hand basin, electric radiator.



Loft Storage

17' 9" x 12' 4" (5.41m x 3.76m)

Ground Floor Warehouse

28' 8" x 53' 6" (8.74m x 16.31m) with electric roller shutter door, full height to eaves at front.



Production room / Area off

31' 10" x 33' 1" (9.70m x 10.08m) including



2 Offices

10' 7" x 7' 6" (3.23m x 2.29m) and 10' 7" x 10' 8" (3.23m x 3.25m) .

Side Hall

10' 10" x 24' 2" (3.30m x 7.37m) incorporating Staffroom, Staff Kitchen, 2 x w.c. and side entry door.

Rear Production Warehouse

21' 7" x 19' 2" (6.58m x 5.84m) and 31' 5" x 20' 5" (9.58m x 6.22m) with end roller shutter door for HGV and van access.



Separate w.c. and meter cupboard, staff toilet and shower.

Externally

Enclosed Yard

Enclosed yard externally with secure security gates and stone wall and Evergreen Screening.



Agent's Note

In all an exceptionally up-to-date well equipped unit ideal for a diverse range of alternative uses.

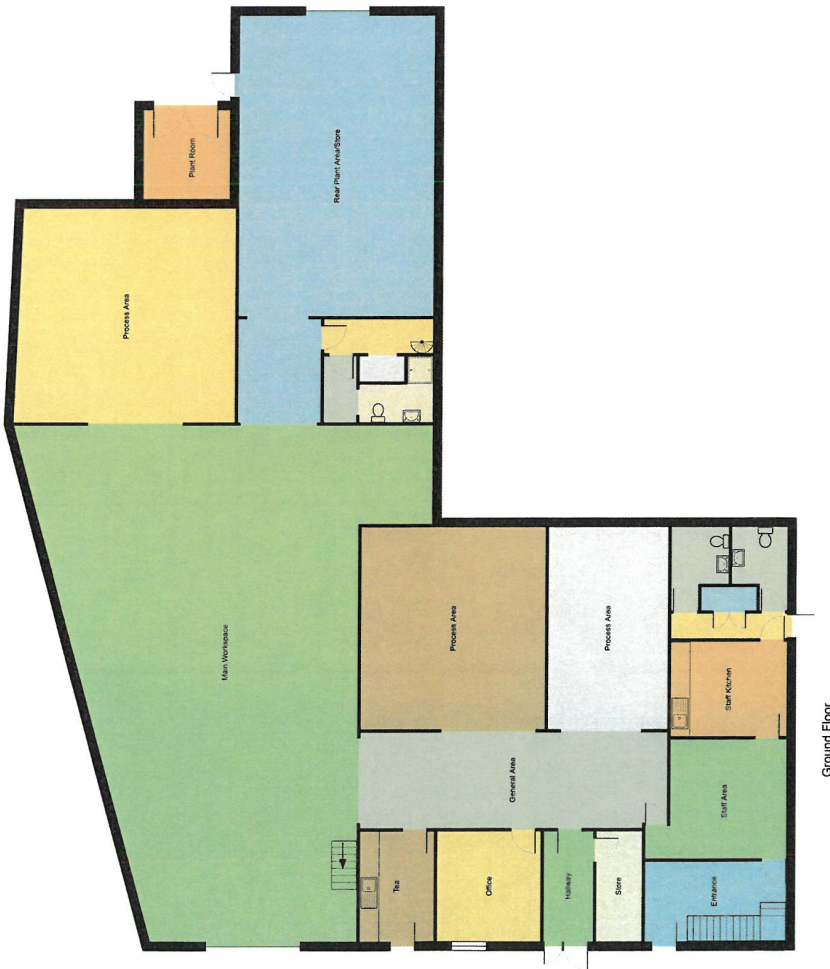
All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.*****

Services

Mains water, mains electricity, mains drainage, 3 phase electricity, electric heating. Telephone and Broadband availability.

Directions

From Lampeter take the A485 towards Tregaron. At Tregaron Square turn left, continuing on the Aberystwyth Road, turning by the convenience store on towards the Leisure Centre, the property is located within Station Yard at the rear of the Clynderwen Farmers Co-operative Yard close to Tregaron Bowls Club and Evans's Coaches Depot.



Ground Floor



First Floor

All measurements are approximate and for display purposes only.

Unit 1, Express Contract Drying, Station Road, TREGARON SY25 6HX

Energy performance certificate (EPC)

Unit 1, Express Contract Drying
Station Road
TREGARON
SY25 6HX

Energy rating

D

Valid until: **26 September 2033**

Certificate number: **1905-2368-9261-9824-4705**

Property type

General Industrial and Special Industrial Groups

Total floor area

615 square metres

Rules on letting this property

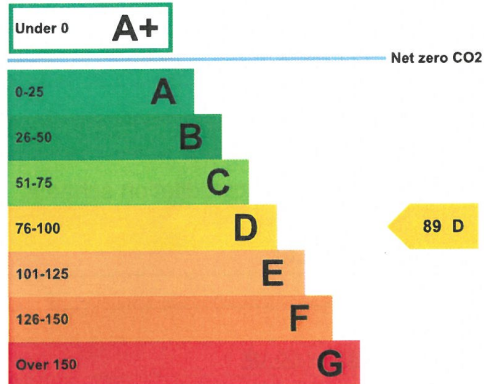
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

31 B

If typical of the existing stock

142 F