

*A unique commercial building ideal office buildings/multiple work units with potential to sub-divide into 2 units.
Plus scope for further development on site.*



Unit 4, Cefn Llan Science Park, Aberystwyth, Ceredigion. SY23 3AH.

£725,000

C/2357/AM

Unique 4,200 sq. ft./389 sq. m. development on large plot with additional Planning Consent. Distinctive high specification modern commercial complex. ***Presented in immaculate condition immediately available with turn key occupation if desired.*** Range of flexible offices with multiple work space options.*** Potential for sub-division into 2 separate 2,000 sq. ft. (186 sq. m. units).***Extensive plot on attractive development within the University town and coastal resort and administrative centre of Aberystwyth. *** Designated car parking for 18 vehicles.*****Planning permission for further 2,000 sq. ft. building within the grounds.***

For sale freehold.

Rental enquiries for whole or two separate lots of 2000 sq. ft./186 sq. m. from £17.50 psf pa.



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Property Description

The placing of Unit 4 on the open market provides prospective purchasers with a unique and exciting opportunity which is rarely available within this popular and strategic University town and administrative centre of Aberystwyth. Aberystwyth is located on the Cardigan Bay coast and serves an extensive rural hinterland.

The buildings comprise of two interconnected buildings each circa 2,000 sq. ft. (186 sq. m.) giving a total of 4189 sq. ft. (389 sq. m.) on an extensive plot with additional Planning available for a further unit on the site. There is an extensive area of gardens together with designated parking for 18 vehicles and the property having a pleasant corner site close to the entrance to this business park and prestigious site that is close to the town and ideally linked to the close by Aberystwyth University, Bronglais Hospital and National Library for Wales complexes.

The original building was developed by the Welsh Development Agency and is traditionally constructed of block and brick walls with high insulative qualities and is solidly built and well maintained and in good order with full double glazing. It includes an interconnecting arrangement of 8 large individual offices with very sizeable open plan areas served from an exclusive entrance foyer and reception area off which are located 2 toilets, a fitted staff kitchenette with fitted appliances. There are spacious internal and external cupboard storage areas. This unit has double glazing throughout, gas boiler, running central heating system plus security and fire alarm systems and a concealed computer network with accommodation fully carpeted with blinds. There is Phase 3 electric, a large store room and attic space. This can be a separate 2,000 sq. ft. office/service building.

Eligible businesses may qualify for Mid Wales Growth Fund property grant with up to 45% intervention.

See <https://www.growingmidwales.co.uk/article/13987/The-Sites--Premises-Programme>



Entrance Way



Adjacent linked ECO Pod

This is a stunning award winning Architect designed ECO Pod building over 2 stories built in 2005 under full BREEAM Building Excellent Award by the UK Local Authority Building Control (LABC) plus National Eisteddfod Architecture Prize.

This building includes a generous spacious reception area; 3 large offices; an outstanding studio; fully fitted kitchen with appliances plus a boardroom with a wide external terrace. Disabled toilet and shower to ground floor plus 2 further toilets. Carpeted, blinds, double glazed and alarmed throughout.



Open Plan Break-out Areas

Large Studio

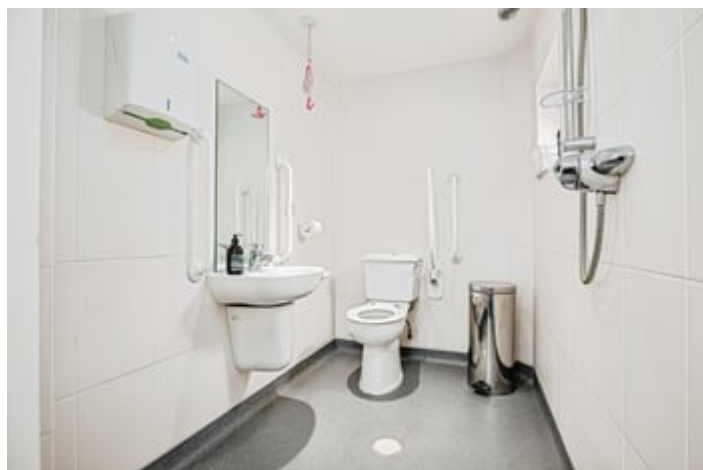
Boardroom

With floor to ceiling feature windows giving excellent natural light. Disabled access is available.



Toilet and Shower facilities

To the ground floor plus 2 further toilets.



Kitchen

Fully equipped kitchen with with cooker, microwave and dishwasher and fridge. Shuttered servery and counter to Function/Boardroom. This again is double glazed throughout with security and fire alarms and gas central heating.



Foyer and Reception ECO POD



Ground Floor Waiting area and staircase



Landing



Offices



First Floor Office ECO POD



Building 1 Front Entry Hall



Building 1 Office - Main Office

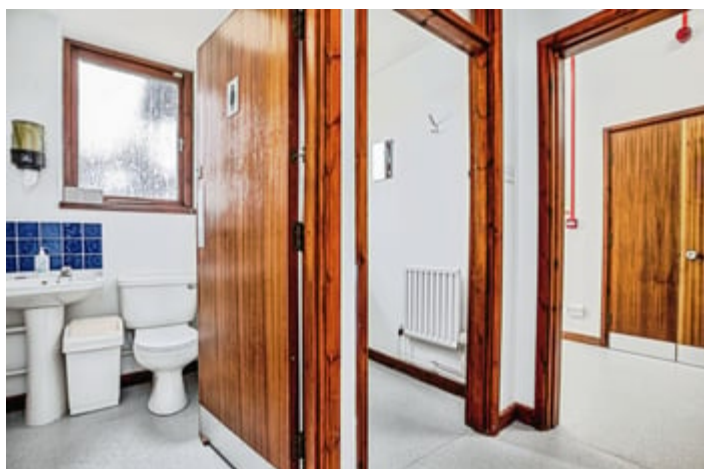


Building 1 Offices





Building 1 toilets



Car Park



Patio/terrace

Patio doors open to a wide terrace decking surround on the external side and frontage with seating areas within the landscaped area and external lighting available to the balcony and gardens.

This can be a self-contained 2,000 (186 sq. m.) entity.

Video

A full video inspection and walk-through presentation is available by linking on the attached link.

<https://my.matterport.com/show/?m=xUKCWNddpi6>

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING

The property is identified by the Agents 'For Sale' board.

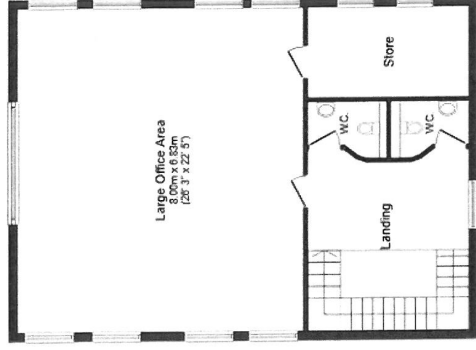
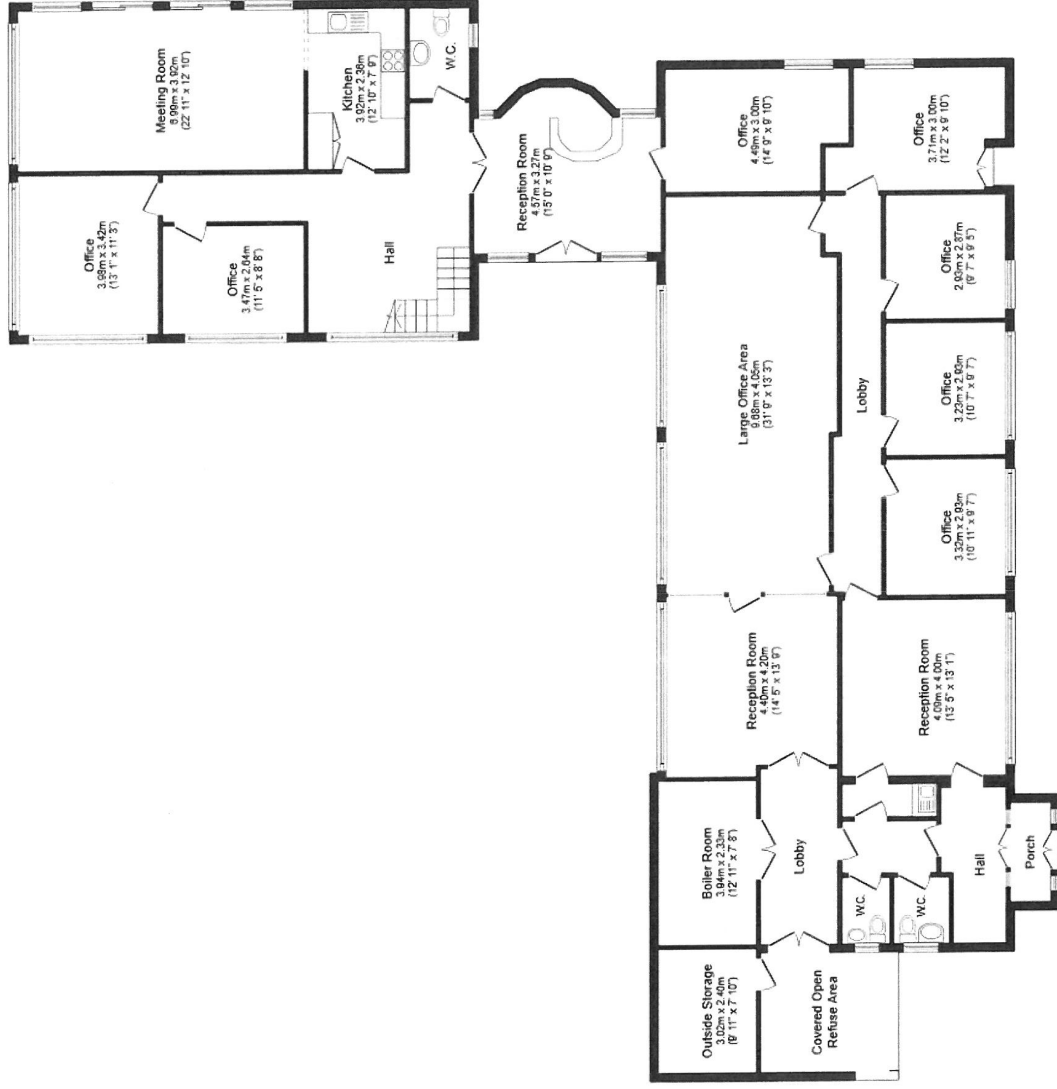
VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

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 services are connected and available. Gas central heating throughout with underfloor heating to ECO Pod. Concealed

computer network and floor terminal. Superior lighting. Fully carpeted and blinds throughout.



Total floor area: 389.2 sq.m. (4,189 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

MATERIAL INFORMATION

Parking Types: Allocated.

Heating Sources: Gas Central. Underfloor Heating.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

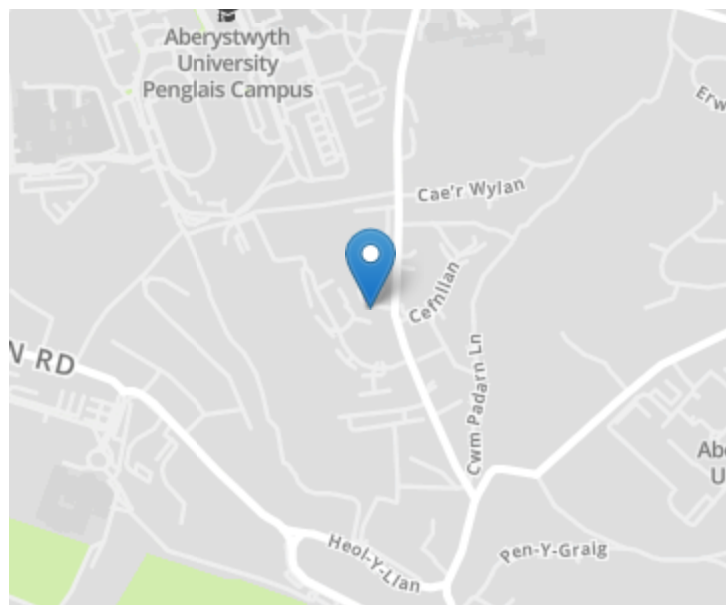
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

The property is located on the Aberystwyth Science Park which is located within Llanbadarn Fawr on the edge of the University town which is best approached by turning off the A44 roundabout in Llanbadarn Fawr, taking the road for Comins Coch and taking the second left and then taking the first left on the steep hill.

For further information or to arrange a viewing on this property please contact :

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