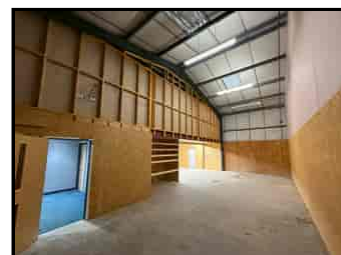


****TO LET* - 1,100 square foot Warehouse Storage area with 1st floor offices. Glanyrafon Industrial Estate, Aberystwyth, West Wales***



**Unit 8B Glanyrafon Industrial Estate Llanbadarn Fawr, Aberystwyth,
Ceredigion. SY23 3JQ.**

£14,400

(Per Annum) Ref C/2380/RD

**** 1,100 square foot Workshop / Warehouse with Offices ** Side storage rooms ** Convenient Location ** Sought after Industrial Estate **Large yard to front** Must be viewed to be appreciated ***TO LET - CONTACT US NOW !!** ****

Situated within the Aberystwyth sole Industrial Estate and one of the largest in Mid Wales. Nearby occupiers include Jewsons, Screwfix, Wynnstay, Greggs, Crown Paints, Shuckers Land Rover. Aberystwyth is the main Administrative Town within Mid Wales boasting a Regional Hospital, University, National Rail network connections, numerous large employers such as the Local Authority, Welsh Government, National Library of Wales, many Tourism based industries



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CARMARTHEN
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Main Workshop

12m x 4.6m (39' 4" x 15' 1") (20' to ridge) Good sized warehouse space / workshop, electric steel roller shutter door to front, concrete floor, multiple sockets, 3 phase electricity connection, high level winch system.



Side Workshop

8m x 4.4m (26' 3" x 14' 5") with multiple sockets.





W.C.



2.2m x 1.1m (7' 3" x 3' 7") w.c. corner single wash hand basin.

Store Room

2m x 1.1m (6' 7" x 3' 7") with concrete floor.

Entrance Hallway/Foyer

3.2m x 2.8m (10' 6" x 9' 2")



FIRST FLOOR

Office 1



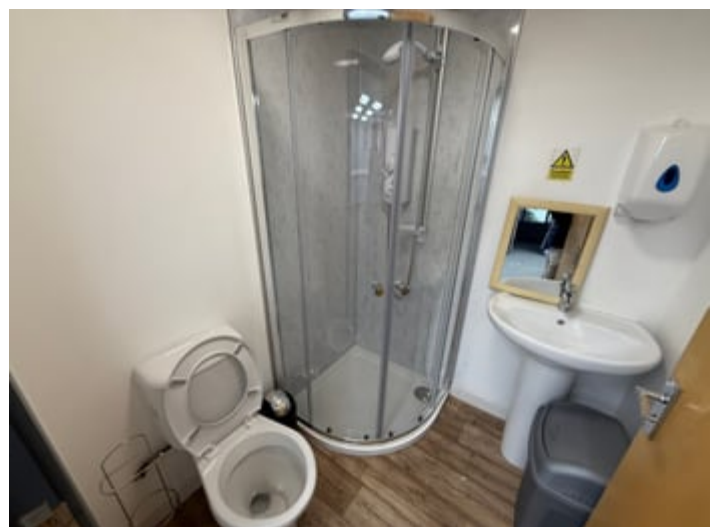
4m x 3.2m (13' 1" x 10' 6") window to side, telephone point, multiple sockets, heater, storage space.

Kitchen



2.6m x 1.6m (8' 6" x 5' 3")

W.C. / Shower Room



01.6m x 1.5m (5' 3" x 4' 11")

Office 2



6.1m x 4.3m (20' 0" x 14' 1")

EXTERNALLY

Outside Yard Area



17m x 9.9m (55' 9" x 32' 6")

TENURE

The property is of Leasehold Tenure.

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.

Services

Mains water, electricity and drainage. Gas connection.

MATERIAL INFORMATION

Parking Types: Gated. Private.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

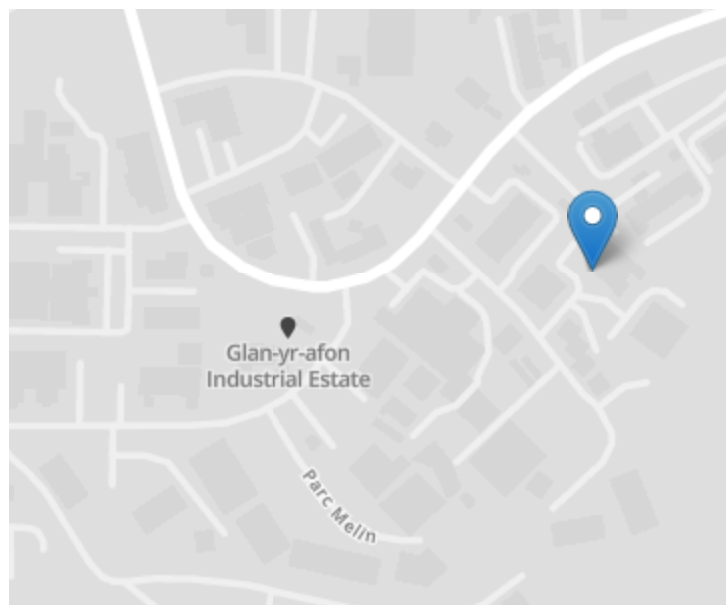
Any risk of coastal erosion? No

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

Travelling East out of Llanbadarn Fawr and Aberystwyth along the A44, leaving Llanbadarn take the next right hand exit into Glanyrafon Industrial Estate and continue down the hill into the heart of the Estate passing the first two access points on the right hand side with the Estate and bearing left take the 3rd right hand exit (signposted Jewsons) proceed along this road for approximately 50 yards taking the 2nd left hand exit and continue along the road right around to Unit 12A which is secured by high level fencing and gate.

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

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