

FOR SALE (or To Let) High quality BREEAM Excellent Office Accommodation. Within Aberystwyth prime Employment Park. Up to 5,192 sq ft available. Aberystwyth - West Wales.



3 Parc Merlin Glanyrafon Industrial Estate, Aberystwyth, Ceredigion. SY23

3FF.

£880,000

Ref C/2307/RD

****Office space ranging from 2,596 sq ft to 5,192 sq ft**BREEAM Excellent Building**Freehold Purchase opportunity**Exceptional Standard of workmanship**Customer Lift**Fitted bathrooms and showers**Up to 20+ communal parking spaces**Carpet flooring throughout**Feature glass staircase**Suspended ceilings with recessed light fittings**An exceptional opportunity to secure high quality regional headquarter office or expansion to existing office facilities** Set within this favoured address of Glanyrafon Industrial Estate, Aberystwyth's only commercial/industrial site****

Aberystwyth is the main strategic town in Mid Wales offering a good level of local amenities and services. The town offers regional Welsh Government offices and Local Authority office space, regional hospital, university and 6th form college, National Library of Wales, traditional High Street offerings, retail parks, lower and higher education opportunities and excellent Network rail connections to Birmingham and beyond.



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GENERAL

The property comprises of a modern two storey office building with glazed entrance Atrium and reception areas.

The building has been erected to BREEAM Standard and has previously been split into office floors but is also suitable as one headquarter office space.

The property presents itself as an ideal investment opportunity with the accommodation split as 2,596 sq ft (241,19 sq m of accommodation available on both floors totalling 5,192 sq ft (482.36 sq m).

Rates payable - £2.38 per sq ft with a Rateable Value of £22,000.

3 Parc Merlin

This is a prominent modern building being most distinctive and enjoying a commanding position within the Glanyrafon Industrial Estate, the main commercial, industrial and trade districts in Aberystwyth.

The site is close to the A44 and approximately 2 miles from Aberystwyth town centre and sea front.

Each office suite is finished with a high specification fit out and includes self contained w.c. and kitchen and bathroom facilities.

The flexible nature of this office space makes it an ideal investment opportunity with scope to provide flexible work spaces and stations or alternatively as one large office building occupation.

The offices can be split independently between ground and first floor with mirroring kitchen and bathroom facilities on each floor.





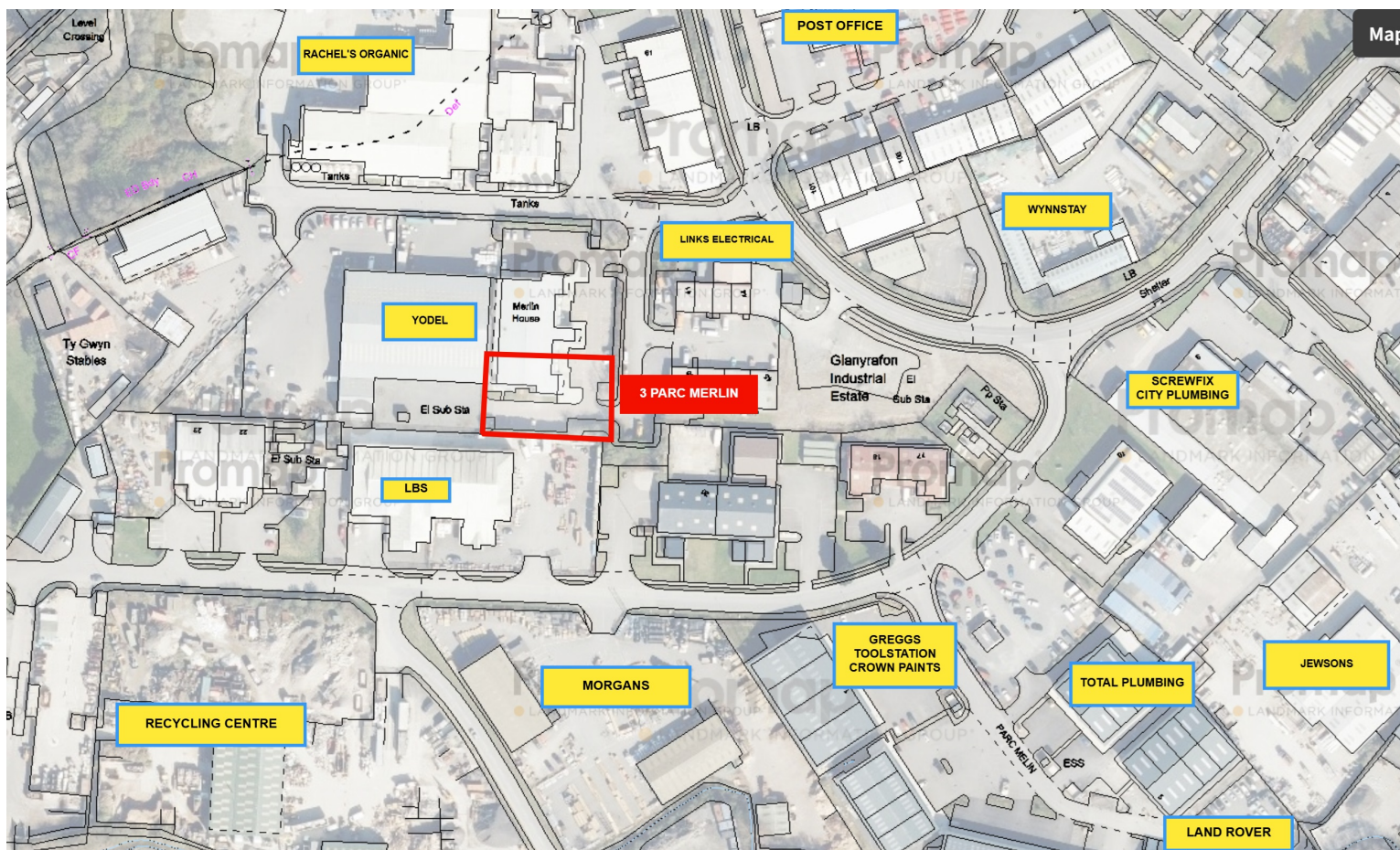


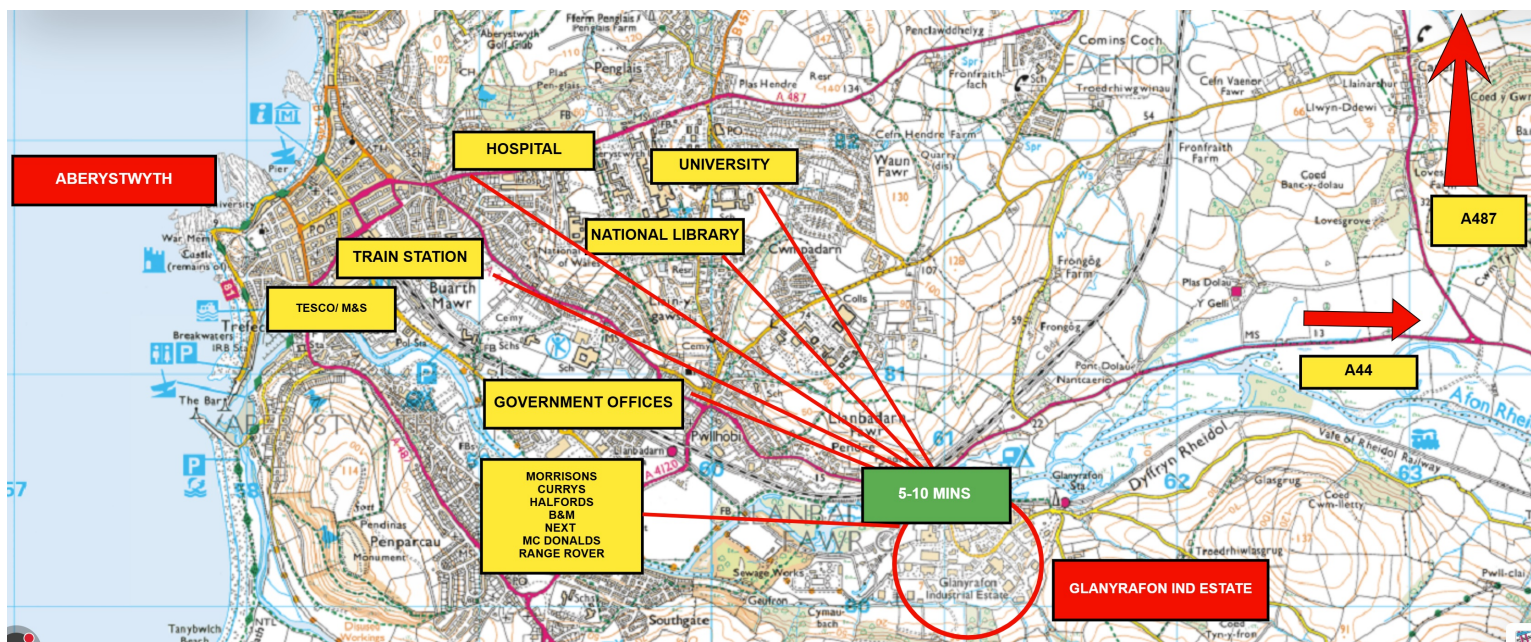
Recognised as Ceredigion and Aberystwyth,'s largest industrial estate the site is home to large regional and national companies and traders.

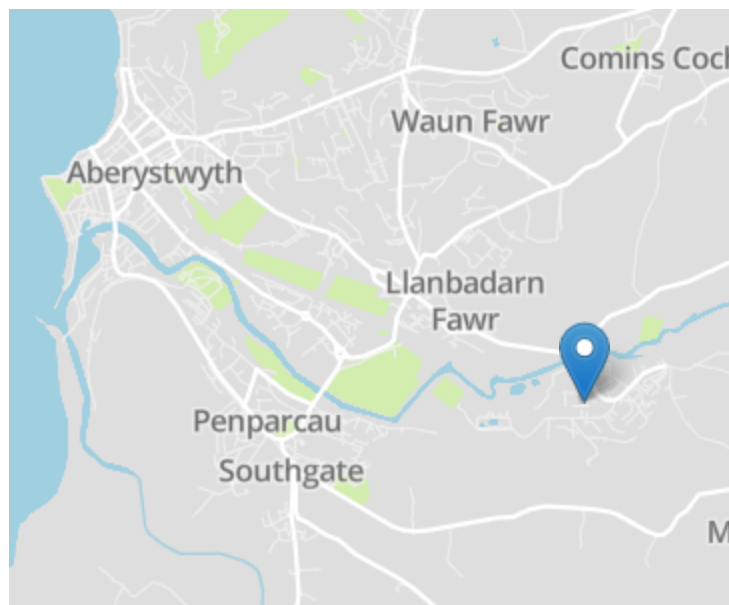
Nearby companies include Rachel's organic, Screwfix, City Plumbing, Total Plumbing, LBS Builders Merchants, Hybu Cig Cymru, Tool Station, Greggs, Jewsons, Howdens, Land Rover, Crown Paints, Post Office, University of Wales Aberyswyth and Wynnstay.



We understand the premises benefit from Mains Water, Electricity and Drainage.







Directions

On entering Glanyrafon Industrial Estate, proceed down into the estate, take the 1st right hand exit sign posted Rachel's Organic and continue for approximately 20 yards, taking the next left hand turning into Parc Merlin.

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

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