

An aerial photograph of an industrial estate. A red outline highlights a large section of the estate, including several large industrial buildings with grey roofs and a central parking area. The surrounding area consists of green fields and some residential buildings. The Avison Young logo is in the top left, and contact information is in the top right.

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For Sale / To Let

Units A - C, Vastre Industrial Estate, Newtown, Wales, SY16 1DZ

On behalf of the Administrators of the Laura Ashley group of companies.

Highlights

- **Freehold** opportunity
- Substantial industrial / warehouse complex
- Established industrial location in close proximity to the newly completed **Newtown Bypass**
- Gross internal area of **15,149.75 sq.m. (163,073 sq.ft.)** exc. mezzanine
- Site area of **3.99 ha (9.86 acres)**
- Minimum eaves heights of 4.25m to 8.6m
- 16 dock level doors and 4 level access doors
- **Offers in the order of £3m** invited for the freehold interest
- Independent freehold disposals of Units A, B & C will be considered
- Expressions of interest on a **leasehold basis** also invited



Location

The property is located in Newtown, Mid Wales, approximately 33 miles south west of Shrewsbury and 60 miles north west of Hereford.

The A483 and A489 trunk roads converge at Newtown, with a recently completed bypass to the south of the town connecting the two arterial roads.

The property is located within the well established Vastre Industrial Estate approximately 0.25 miles from Newtown town centre. The estate road connects with Kerry Road, which subsequently provides access to the A483 trunk road and Newtown Bypass.





Description

The property comprises a substantial industrial / warehousing facility, comprising 4 interconnected units on a site area of circa 9.86 acres.

Unit A

The newer aspect of this unit has been operated as Laura Ashley's principal distribution warehouse, comprising a detached 4 bay unit. The unit is of steel portal frame construction, with profile clad roof / elevations and a minimum eaves height of 8.6m.

A yard area is situated to the north and north-east of the unit with loading access by way of 10 dock level loading doors and 2 level access doors.

2 storey office accommodation and security hut are situated to the front of the unit. A mezzanine floor is situated within part of the warehouse.

The 'original' aspect of this unit comprises a single bay warehouse with an L-shaped extension to the western elevation. The unit is of steel portal frame construction, with a minimum eaves height of 4.3m, with 3 dock level loading doors to the rear. Mezzanine accommodation is situated throughout the majority of the unit. Canteen and ancillary accommodation adjoin the front elevation.

Unit B

Comprises a single bay unit of steel portal frame construction, providing clear span accommodation and a minimum eaves height of 4.25m. Loading is by way of a single dock level and level access door. The unit shares a concrete yard area with unit C.

Unit C

Comprises a single bay unit of steel portal frame construction, with minimum eaves heights ranging from 4.28m to 5.55m. Loading is by way of 2 dock level doors (to the southern yard) and single level access door to the north.

A staff parking area is situated to the south of the unit.

General

The industrial / warehouse accommodation benefits from gas warm air blowers, LED lighting and concrete flooring throughout.

In addition, the property (with the exception of unit B) benefits from a substantial sprinkler system, fed from water tanks within the rear yard.



Accommodation

Floor areas have been calculated on a gross internal area basis as follows:

Unit	Use	Sq. M.	Sq. Ft.
A	Warehouse	5,929.54	63,826
	Office	672.98	7,244
A (Original)	Warehouse	4,185.60	45,054
	Office / Ancillary	395.91	4,262
B	Warehouse	1,703.67	18,338
C	Warehouse	2,119.29	22,812
	Office / Ancillary	142.76	1,537
Total		15,149.75	163,073
	Mezzanine	7,897.38	85,007

We calculate the total site area to be 3.99 ha (9.86 acres).

Planning

We understand the property has planning consent for its existing use. Interested parties are to rely on their own enquiries with Powys County Council.

Services

We understand the property is served by all mains services. These services have not been tested and interested parties are to rely on their own investigations.

Tenure

The property is held freehold.

Rating Assessment

Billing Authority: Powys
Description: Warehouse and premises
Rateable Value: £307,500*
Rates Payable: £164,512.50 p.a.

**Please note that Unit D Vastre Industrial Estate is included within the current Rateable Value but does not form part of this sale.*

VAT

All prices quoted exclusive of VAT.

EPC

Ratings range from A to C. EPCs are available within the Marketing Pack.

Costs

Each party will bear their own costs in respect of this transaction.

Marketing Pack

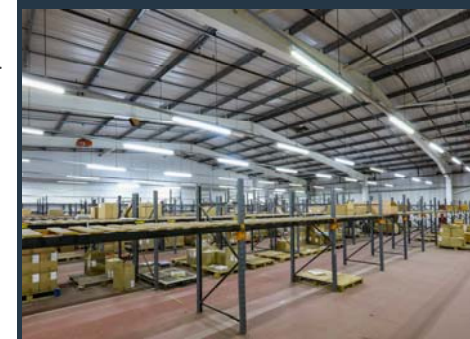
A detailed Marketing Pack is available upon request.

Guide Price

Offers in the order of **£3m** are invited for the freehold interest.

Independent freehold disposals of Units A, B & C will be considered.

Expressions of interest on a leasehold basis are also invited.



For further information please contact:

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