



## TO LET DOLANOG HOUSE, WELSHPOOL.

- Within main Mid Wales town, well placed for Shrewsbury and in highly accessible position.
- A range of suites available between 738 sq.ft. to 4641 sq.ft. with on-site parking.
- Passenger lift.
- Close to town centre parking provisions.
- Contact Oswestry Office  
01691 659659  
[oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)

## LOCATION

Welshpool is a main Mid Wales market town, close to the English border, around 18 miles from Shrewsbury and equidistant between Newtown and Oswestry. The town has a large range of shops, banks and commercial enterprises, and these premises are situated on the main Severn Road which runs between the by-pass and town centre, and virtually opposite the Powys County Council offices for this North Powys region. The town centre shops are 100m away.

## Car Parking

There is a substantial on site car parking provision for the tenants of the building and the nearby Tesco and Morrisons Store have public car parks, in addition to two other large surface town centre car parks.

## DESCRIPTION

Office suites of various sizes with carpeting, generally suspended ceilings, radiators, entrance foyer and each floor served by a passenger lift (disability type).

<b>Ground Floor</b>		
Suite A1	Job Centre/HMRC	
Suite A	Antur Teifi	
<b>First Floor</b>		
Suite B1	Camlins	
Suite B	Radis	
Suite C)	187.50 m.sq.	2,019 sq.ft.
<b>Second Floor</b>		
Suite D1	Blue Fin	
Suite D	68.51 m.sq.	738 sq.ft.
Suite	175.06 m.sq.	1,884 sq.ft.
<b>Total Net</b>		
<b>Available</b>	431.07 m.sq.	4,641 sq.ft.

## RENT AND LEASE TERMS

The premises are offered to let on a new full repairing and insuring basis, subject to regular rent reviews and with service charge, with the ingoing tenant being asked to be responsible for the landlord's reasonable legal costs in connection with the granting of the lease or leases. Further information on application.

## BUSINESS RATES

The premises are currently assessed as a whole, but the agents will be able to give a guide.

## EPC

Rating 'C'. Full report and recommendations available on request.

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