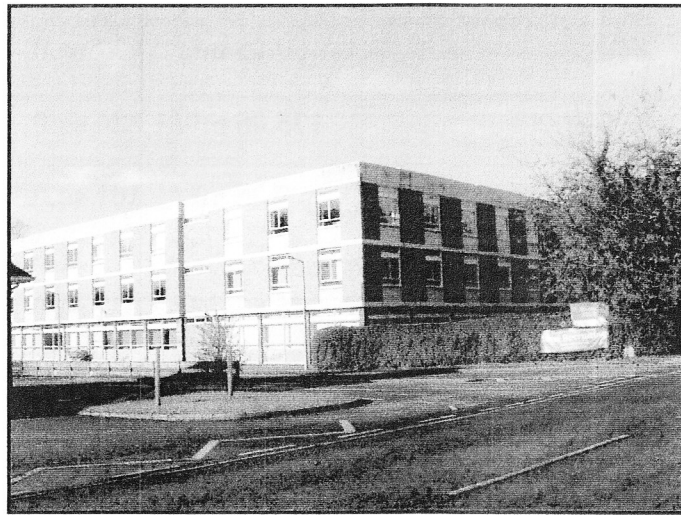


OFFICE SUITES TO LET
NEW DOLANOG HOUSE
SEVERN ROAD, WELSHPOOL



- * Office suites from 59.15 m² / 637 sq.ft. – 245.57 m² / 2,622 sq.ft. on second floor with passenger lift.
- * Close (around 100m) to town centre and with good parking provision on site.
- * Joint Agents – Lambert Smith Hampton, Bristol.

OSWESTRY
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3 Halkyn Street, CH8 7TX

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This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.

G C Rowlands, BSc (Hons) Est Man MRICS

Consultants:

R D Hughes MRICS IRRV
S R J Phillips BSc (Hons) MRICS
R Daykin-Houlbrook MRICS MCI Arb ABEng FNAEA
J Williams BSc (Econ) DIPEP MRTPI

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, as shown on the attached location plan. 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.

It is likely that in the forthcoming future a new supermarket development will take place on the existing livestock market site and this will involve further car parking and a pedestrian link with Severn Road, only perhaps 30 – 50 metres away from the subject building.

DESCRIPTION

Second floor office space, accessed via ground floor foyer via staircase and passenger lift, to provide:

Separate Suite	59.15 m ² / 637 sq.ft.
Main Suite	175.06 m ² / 1,884 sq.ft.
Possible additional room adjoining small suite	9.36 m ² / 101 sq.ft.
Total of all offices if taken in entirety	
Net Internal Floor Area Approximately	245.57 m ² / 2,622 sq.ft.

ACCOMMODATION

The offices are heated by a system of radiators, carpeted and otherwise can provide one or two suites as indicated above.

There is a security alarm system and security door entry system.

Car Parking / Outside Areas

A proportion of car parking spaces will be provided within the general large surface car park and otherwise the grounds are grassed and landscaped.

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.

Asking Rent upon application.

BUSINESS RATES

The premises are currently assessed as a whole, but the agents will be able to give a guide as to the rateable value and rates payable.

VIEWINGS

By arrangement through the joint agents Celt Rowlands & Co. - 01691 659659 and Lambert Smith Hampton – 0117 9142019.