



**Unit 11 & 12, Glan Yr Afon Industrial Estate, Llanbadarn Fawr  
Aberystwyth Ceredigion SY23 3JQ  
Guide price £200,000**



## A purpose built light industrial unit(s)

on the Glanyrafon Industrial Estate

The unit is well positioned on this estate of mainly light industrial units situated just off the main A44 trunk road, some 2 miles inland from Aberystwyth.

The unit was previously 2 separate units and can be easily divided again if so desired. Externally there is a large storage yard/ vehicle hard standing.

We estimate that the ground floor useable area to be 1200 sq ft. There are at present two rooms on the first floor amounting to 640 sq ft. The areas above the 2 work bays (at each end of the unit) have been removed for car lift headroom.

### TENURE:

Freehold

### SERVICES:

Mains electricity, water and drainage are connected.

### VIEWING:

Strictly by appointment through the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

The unit provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

### GROUND FLOOR

#### WORK SHOP 1

14'9 x 2'2 (4.50m x 0.66m)

with up & over front roller door.

#### DOOR TO

#### OFFICE 1

14'2 x 13' (4.32m x 3.96m)

#### KITCHENETTE/ STAFF ROOM

10'5 x 8'7 (3.18m x 2.62m)

leading to reception with stainless steel sink and worktops.

Door to

#### RECEPTION

10'1 x 14' (3.07m x 4.27m)

with serving counter. Door to fore and access to

#### OFFICE 2

8'9 x 10'9 (2.67m x 3.28m)

with under stairs storage cupboard.

#### WORKSHOP 2

13'6 x 23'4 (4.11m x 7.11m)

with up & over front roller door.

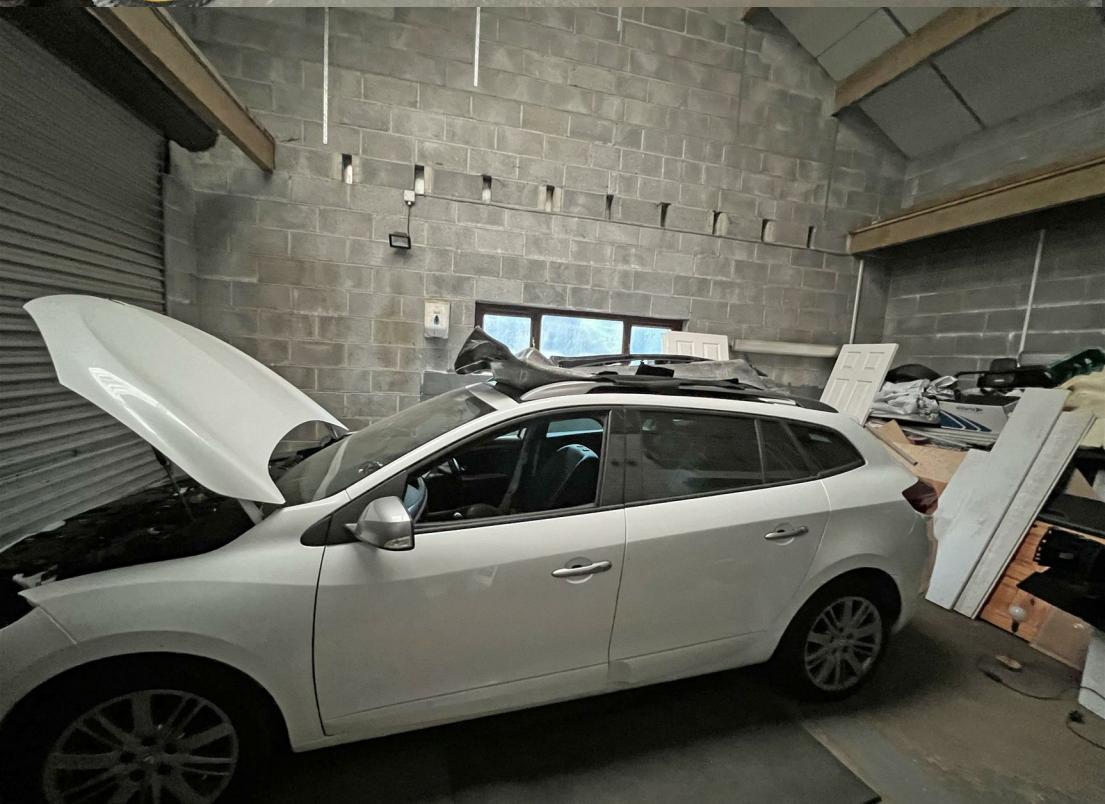
### FIRST FLOOR ACCOMMODATION

#### EXTERNALLY

Large level yard as highlighted on the attached plan.

#### DIRECTIONS

(SN 61263 80346) From the office proceed inland on the A44 trunk road through Llanbadarn towards Capel Bangor. Turn right just after the railway bridge onto the Glanyrafon Industrial Estate. Proceed through Glanyrafon ignoring all turnings and the unit is on your left hand side just before the Large Ceredigion Council depot on your right.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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