

# MSPROPERTIES

## ESTATE AGENCY

Ground floor , Parc Merlin, Glan Yr Afon Industrial

**£36,000 Yearly**

**TO LET / I'W OSOD**



### Property Features:

- Unfurnished
- Option for Additional space
- Intruder Alarm
- Private Parking
- Carpet Flooring
- Recessed Light Fittings
- Suspended Ceilings
- Wet room & w.c

## Description

The property is a ground floor large office space of multiple units, which is part of a modern two storey office building with a glazed entrance and reception areas. Possible additional space available with the first floor via the shared lift and stairwell, which leads to the self-contained first floor accommodation. The office suite has a high specification fit-out and includes a self-contained WC and kitchen facilities. The suite has been sub-divided to create smaller offices, with a large open plan area in the centre. Aberystwyth is a coastal town in Ceredigion and is well known for its University which boosts the population by 9000 for three quarters of the year. The town is the administrative and commercial centre for West Wales, with a current urban population of approximately 15,935, and surrounding district areas totalling 74,000.

The town is well served with transport links and is a hub for the outlying communities. Parc Merlin is a prominent and distinctive development, located on Glanyrafon Industrial Estate, the main commercial, industrial and trade counter district in Aberystwyth. The site is close to the A44, and approximately 3 miles from Aberystwyth town centre and seafront.



## EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	97	Very environmentally friendly - lower CO <sub>2</sub> emissions	A
A (92-)		A (92-)	
B (81-91)	82	B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

