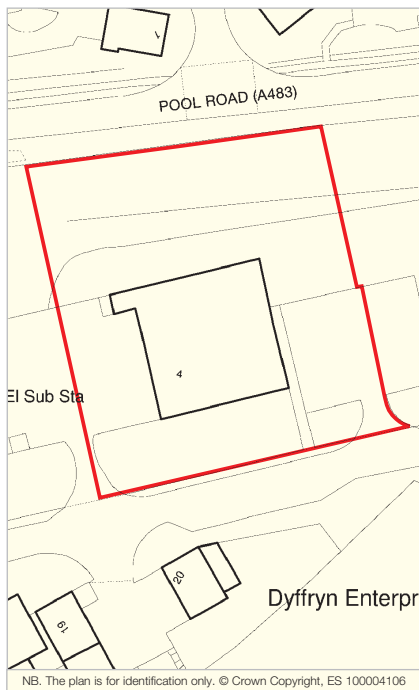
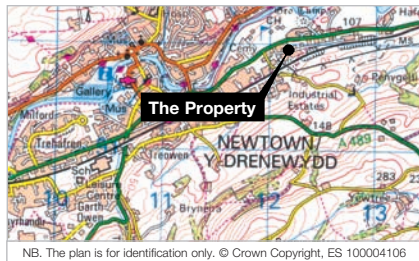


# Newtown Unit 4 Dyffryn Enterprise Park Pool Road Powys SY16 3BD

- **Modern Freehold Industrial Investment**
- Entirely let to Siemens Real Estate Ltd
- Lease expires 2017
- Site Area Approximately 0.61 hectares (1.5 acres)
- RPI linked upwards only rent reviews
- Rent Review 2012 linked to RPI
- Current Rent Reserved

**£56,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



## Tenure

Freehold.

## Location

Newtown, with a population of approximately 13,000, is the largest town in the county of Powys located on the banks of the River Severn between Welshpool (15 miles to the north) and Aberystwyth (to the west) on the A483, close to its junction with the A470.

The property is situated on the established Dyffryn Enterprise Park, which adjoins the A483 to the east of Newtown town centre. Occupiers close by include Honda, Mitsubishi and Avery Dennison together with Morrisons, Focus and Tesco's on the A483.

## Description

The property occupies a site of approximately 0.61 hectares (1.5 acres) and is arranged on the ground floor only to provide a modern industrial unit with roller shutter doors and integral office accommodation. Externally the property benefits from 24 car parking spaces and rear service access.

Gross Internal Area 920.24 sq m (9,905 sq ft)

## Tenancy

The entire property is at present let to SIEMENS REAL ESTATE LTD for a term of 15 years from 25th June 2002 at a current rent of £56,000 per annum, exclusive of rates. The lease provides for rent reviews, which are upwards only and linked to RPI, every fifth year of the term and contains full repairing and insuring covenants. The tenant has requested a licence to assign the lease to Siemens plc.

## Tenant Information

Siemens were established in the UK 165 years ago and employs approximately 17,000 people, including some 6,000 in the manufacturing sector.

Website Address: [www.siemens.co.uk](http://www.siemens.co.uk)

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** D Wassell Esq, Clarkes Solicitors. Tel: (01952) 281060 Fax: (01952) 405142 e-mail: [david.wassell@clarkeslaw.co.uk](mailto:david.wassell@clarkeslaw.co.uk)