



**£28,000 Per Annum**



A prime opportunity to take the lease of these ground and first floor offices situated in a convenient location on the outskirts of the County town of Haverfordwest. The offices are accessed via a ground floor reception area and extend to approximately 438 sq.m (4,719 sq.ft.), including kitchen/staff room and male and female toilet facilities.

The property is located in a quiet commercial development just off the main A40 trunk road that runs between Haverfordwest and Fishguard and benefits from easy access and plentiful parking.



**RK & son**  
**Lucas**  
PEMBROKESHIRE'S PROPERTY  
PROFESSIONALS

Covering the whole of Pembrokeshire from  
offices in Haverfordwest and Milford Haven.

[www.rklucas.co.uk](http://www.rklucas.co.uk)

01437 762538 01646 695713





**Reception 14'6" x 21'7" (4.43 x 6.60)**

**Open-plan Office 29'0" x 42'6" (8.84 x 12.96)**

Windows to the front and side, plentiful power-points

**Supervisors office 9'2" x 14'6" (2.80 x 4.44)**

**Meeting room 14'7" x 14'5" (4.46 x 4.41)**

**Male WC 8'1" x 4'6" (2.48 x 1.38)**

Close coupled lavatory, urinal, hand basin

**Female WC 9'3" x 6'5" (2.84 x 1.97)**

Close coupled lavatory, hand basin

**Staff room 29'5" x 14'2" (8.98 x 4.33)**

**Landing**

Stairs lead up from the ground floor reception area to the first floor landing

**Open-plan Office 29'6" x 19'6" (9.00m x 5.95m)**

Dual aspect windows, plentiful power-points

**Open-plan Office 36'5" max. x 29'2" (11.10m max. x 8.90m)**

Dual aspect windows, plentiful power-points

**Supervisors Office 14'9" x 12'5" max. (4.50m x 3.80m max.)**

**Managers Office 14'9" x 17'1" (4.50m x 5.20m)**

Built-in storage cupboards

**Office/Store 14'5" x 9'6" (4.40m x 2.90m)**

**Kitchen/Staff Room 10'2" x 13'9" (3.10m x 4.20m)**

Base and wall units, single drainer sink, built-in storage cupboard

**Male WC 9'6" x 6'3" (2.90m x 1.90m)**

Close coupled lavatory, urinal, hand basin

**Female WC**

Close coupled lavatory, hand basin

**Tenure**

Lease terms to be negotiated - £28,000 per annum on a fully insuring and repairing basis.

**Parking**

Plentiful parking to the front

**Services**

Mains water, electricity and drainage connected.

**Commercial Energy Performance Certificate**

Rating: C - 73

**Local Authority**

Pembrokeshire County Council.

Tel: 01437 764551

**Viewing**

By appointment with R K Lucas & Son

**Rateable Value**

Current rateable value (1 April 2023 to present)

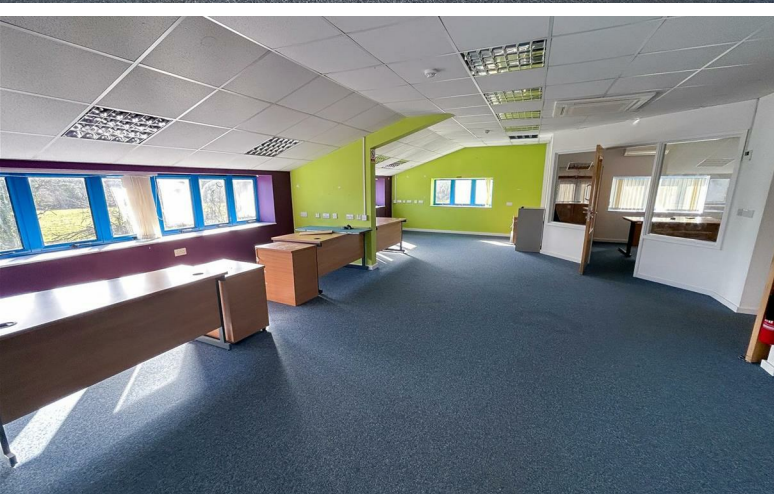
£31,500

**Service Charge**

£1,250 per annum







See even more photos on our website  
[www.rklucas.co.uk](http://www.rklucas.co.uk)







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

438.48 m<sup>2</sup>  
4719.8 ft<sup>2</sup>

Reduced headroom

3.07 m<sup>2</sup>  
33.07 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Leave Haverfordwest on the A40 (Fishguard Road) towards Fishguard. Continue on this road for approximately 1 mile then turn left into a private road identifiable by signs for the Western Telegraph on one side and Tangiers Farm on the other. Continue towards the rear of complex and the building will be in front of you with the main entrance on the South side.

## Energy Efficiency Rating

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



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.