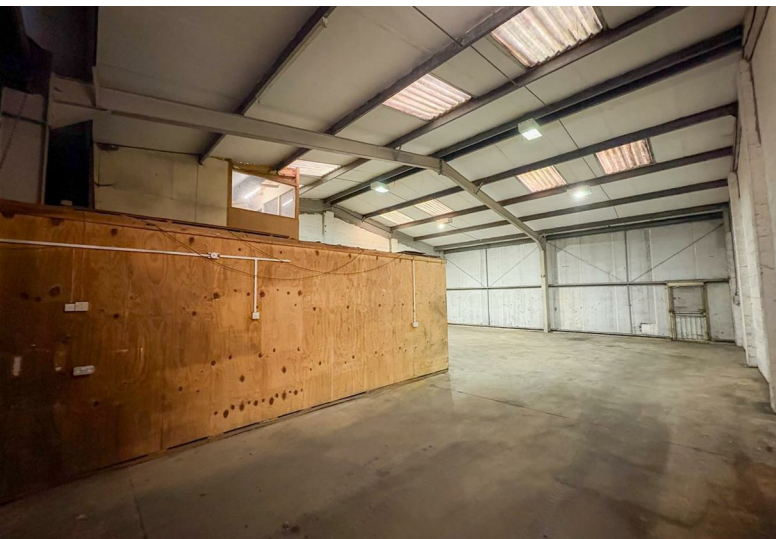


Unit 44C, Honeyborough Industrial Estate, Neyland



£1,295 PCM



Light industrial unit of approx. 2,053 sq. ft. (191 sq. m.) on the ground floor, with a mezzanine store of approx. 140 sq. ft. (12.9 sq. m.)

Purpose-built in a block of 4. Popular strategically located Business Park, well placed to serve both the north and south of the County, with the Cleddau Bridge in close proximity. Car parking available.



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Ground floor

11.79m x 16.18m (38'8" x 53'1")
Internal security gate.
Trade counter area.
Insulated roof with roof lights.
Roller Shutter door - 11'9" x 11.6" (approx.)
uPVC front door with glazed screen and window.
Overhead lighting
Male & Female Toilets.
Electric hot water heaters.

Timber steps up to:

Mezzanine Store

3.94m x 3.30m (12'11" x 10'10")
Restricted ceiling height.

Exterior

Dedicated car parking in front of the Unit, with ample turning/circulation space in shared tarmacadam yard. Soft landscaping areas.

GENERAL NOTES

Rental

£15,540 per annum (exclusive of rates), payable quarterly in advance.

Term

Term of years to be agreed, but with upwards only rent reviews every 3 years.

Service Charge

The Landlord will effect insurance against fire and the usual perils, and recover the annual premium from the tenant in the service charge, together with a proportion of the cost of the management of the block of 7 units (approximately £1,750).

Rental Bond

A Rental Bond of £1,500 will be payable by the Tenant at the commencement of the Tenancy.

Repairs/Decorations

Tenant's responsibility upon full repairing basis.

Planning Permission

All enquiries to the Planning Department of Pembrokeshire County Council (01437 764551).

VAT

The rental quoted is exclusive of VAT (where applicable).

Business Rates

We understand that the Rateable Value is £8,200 (1 April 2023 to present). Prospective Lessees should verify this information with the Local Authority Revenue Department.

Commercial Energy Performance Certificate

Rating TBC

Legal Costs

The ingoing tenant will be responsible for the Landlord's proper legal costs in the granting of the Lease.

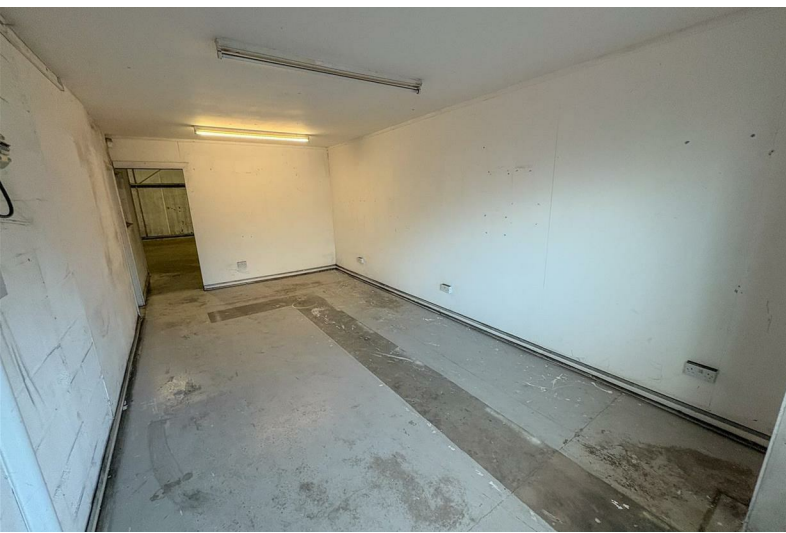
Services

Mains water, electricity and drainage.

Fittings and appliances, Fixtures

None of these has been tested by the Agents.

SUBJECT TO CONTRACT AND AVAILABILITY

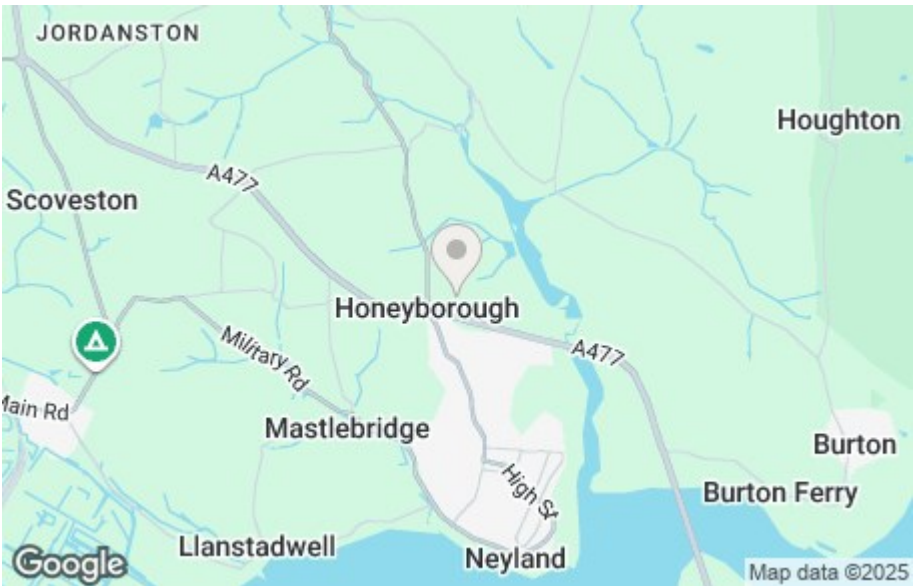




From the A477: At Honeyborough roundabout, take the second exit (travelling East) or 4th exit (travelling West) into Honeyborough Industrial Estate. Following the estate road, take the third right turn. After a short distance, turn right again into a parking area between a block of 7 units. Unit 44C is the third Unit along the left-hand side.

what3words///stems.objective.rooms

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	



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.