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Chartered Surveyors | Valuers | Auctioneers | Estate Agents | Energy Assessors



**£12,500 Per Annum**

**Unit 44a, Honeyborough Industrial Estate**

Milford Haven SA73 1SE

Modern light industrial unit of approx. 198 sq. metres (2131 sq. feet). Recently decorated internally.

Purpose-built in 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. Unit 44a is prominently situated on the corner of the block with car parking to front.

## The accommodation comprises:

### Ground floor 53'1" x 40'0" (16.2 x 12.2)

- 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 and female toilets.
- Electric water heaters.

### Exterior

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

### General Notes

### Rental

£12,500 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.

### Insurance

The Landlord will effect insurance against fire and the usual perils, and recover the annual premium from the tenant.

### Repairs/Decoration

Tenant's responsibility upon full repairing basis.

### Planning Permission

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

### Business Rates

We understand from the Valuation Office website that the Rateable Value is £7,100 (50.4p rates payable in the £). Prospective Lessees should verify this information with the Local Authority Revenue Department.

### Commercial Energy Performance Certificate

A Commercial EPC is available for inspection at the Haverfordwest offices of R K Lucas & Son.

### 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, fixtures and appliances

None of these have been tested by the Agents.

SUBJECT TO CONTRACT AND AVAILABILITY.

