

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.

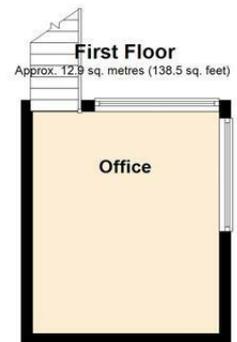
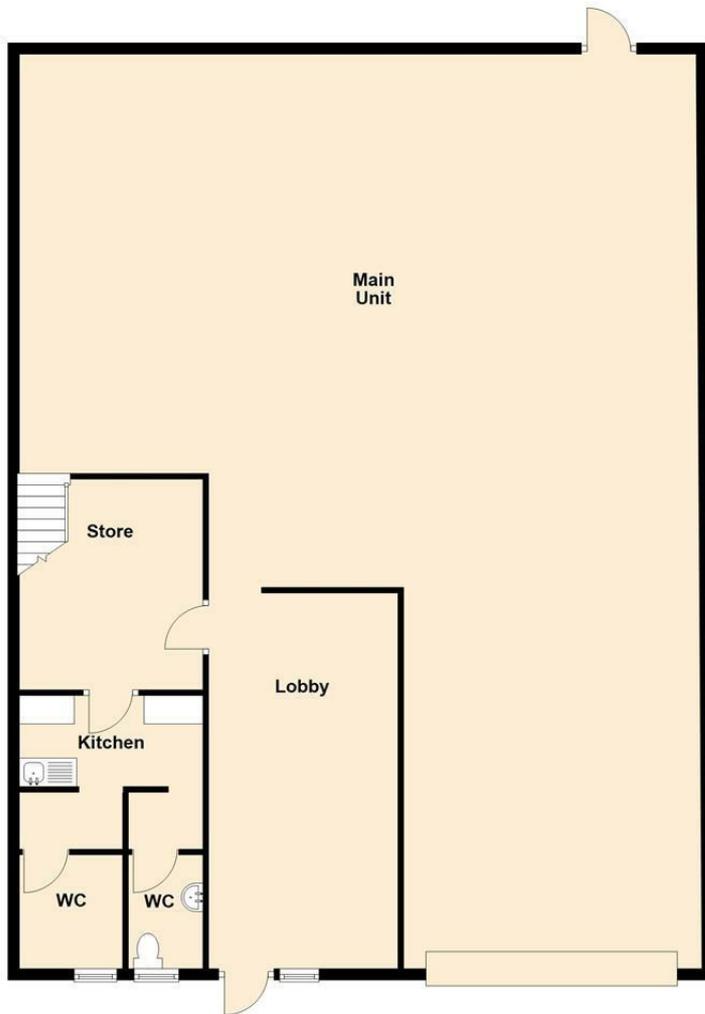
### Fittings and appliances, Fixtures

None of these has been tested by the Agents.

SUBJECT TO CONTRACT AND AVAILABILITY



**Ground Floor**  
Approx. 190.8 sq. metres (2053.3 sq. feet)

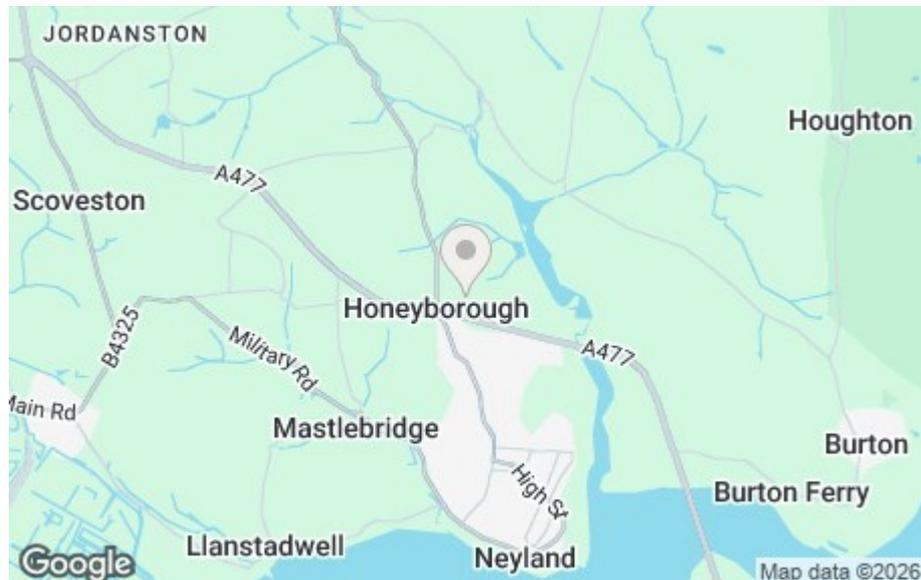


Total area: approx. 203.6 sq. metres (2191.9 sq. feet)  
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From the A477: At Honeyborough roundabout, take the second exit (travelling East) or 4th exit (travelling West) into Honeyborough Industrial Estate. Following the estate road, take the third 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.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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.