



## TO LET

Unit 58  
Honeyborough Business Park  
Neyland  
SA73 1SE



**£5750.00+vat per annum**

**Unit 58 comprises a single storey industrial premises which measures approximately 102 m<sup>2</sup> (1100ft<sup>2</sup>). The property is situated on the strategically located Honeyborough Business Park well placed to serve the North and South of the County via the Cleddau Bridge nearby**

**Location**

Unit 58 is located at the Honeyborough Business Park SA73 1SE which is part of the Haven Waterway Enterprise Zone. The unit occupies a prominent position at the entrance to the lower part of Honeyborough Industrial Estate.

**Description:**

Unit 58 comprises a single storey, detached light industrial premises which measures approximately 102sq m (1100sq ft) - 7.82m depth x 13.05m width. The property has the benefit of vehicular access (via an up and over door), together with WC and wash hand basin.

**Rent**

£5750.00 per annum exclusive of VAT and business rates. (see below for rates relief information)

**External**

Parking space

**Services**

Mains water, electricity and sewerage are connected.

**Legal Costs**

The tenant will make a contribution towards the Council's legal costs.

**Rates payable**

Currently eligible for 100% small business rate relief.

**Term** to be agreed

**Viewing**

Strictly by prior appointment through Pembrokeshire County Council Property Division or  
For further information please contact:

Susie Adams on 01437 775366

[Susie.adams@pembrokeshire.gov.uk](mailto:Susie.adams@pembrokeshire.gov.uk)



## Haven Waterway Enterprise Zone

Enterprise Zones are geographical areas that support new and expanding businesses by providing a first class business infrastructure and compelling incentives. For more information: Please ring 03000 6 03000 or email: [businesssupport@wales.qsi.gov.uk](mailto:businesssupport@wales.qsi.gov.uk)  
[www.enterprisezones.wales.gov.uk/brs](http://www.enterprisezones.wales.gov.uk/brs)

### EPC

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

115

This is how energy efficient the building is.

These particulars have been carefully prepared to provide a general overview of the features of the property or concession on offer.

The Council does not undertake that the particulars, nor any information provided verbally or in writing by its employees, are free from errors or omission, neither that the property is in good structural condition or free from deleterious materials, nor that any services appliances or other equipment is suitable for its purpose or in good working order. Therefore the potential purchaser, tenant, or concessionaire, must make their own independent enquiries and inspect the property to ensure that they are fully informed before entering into a contract for sale or lease.

These particulars are expressly excluded from any contract for sale, lease or concession. The Council may withdraw the offer to sell, lease or grant a concession at any time and will not bear any expenses of interested parties whatsoever



