



## TO LET

**Unit 8  
Feidr Castell Business Park,  
Fishguard  
SA65 9BB**



**Conveniently located on the outskirts of Fishguard, Unit 8 comprises a modern single storey Industrial Unit extending to approximately 135 m<sup>2</sup> (1450ft<sup>2</sup>)**

**Location**

Situated within easy reach of the A40 trunk road, the town centre of Fishguard and the Fishguard to Rosslare ferry terminal at Goodwick.

**Description:**

Unit 8 comprises a modern single storey industrial unit extending to approximately 135 sq m (1450 sq ft). The property has the benefit of vehicular access (via a roller shutter door), together with an office, kitchen area, WC and wash hand basin.

**Rent**

In excess of £6,525 pa exclusive of rates, plus VAT

**Rates payable**

Potentially eligible for small business rate relief, it is recommended that this is confirmed with the Councils revenues department. The rateable value as at 1<sup>st</sup> April 2017 is £4,150.

**External**

Parking spaces

**Services**

Mains water, electricity and sewerage are connected.

**Legal Costs**

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

**Term** to be agreed

## Viewing

Strictly by prior appointment through Pembrokeshire County Council Property Division or  
For further information please contact Malcolm Roberts – 01437 776519  
[malcolm.roberts@pembrokeshire.gov.uk](mailto:malcolm.roberts@pembrokeshire.gov.uk)

### Energy Performance Certificate

Non-Domestic Building



Unit 8  
Feldr Castell  
FISHGUARD  
SA65 9BB

**Certificate Reference Number:**  
0980-0831-5999-7096-0006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating

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

96

This is how energy efficient the building is.

#### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	169
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	44.08
Primary energy use (kWh/m <sup>2</sup> per year):	258.94

#### Benchmarks

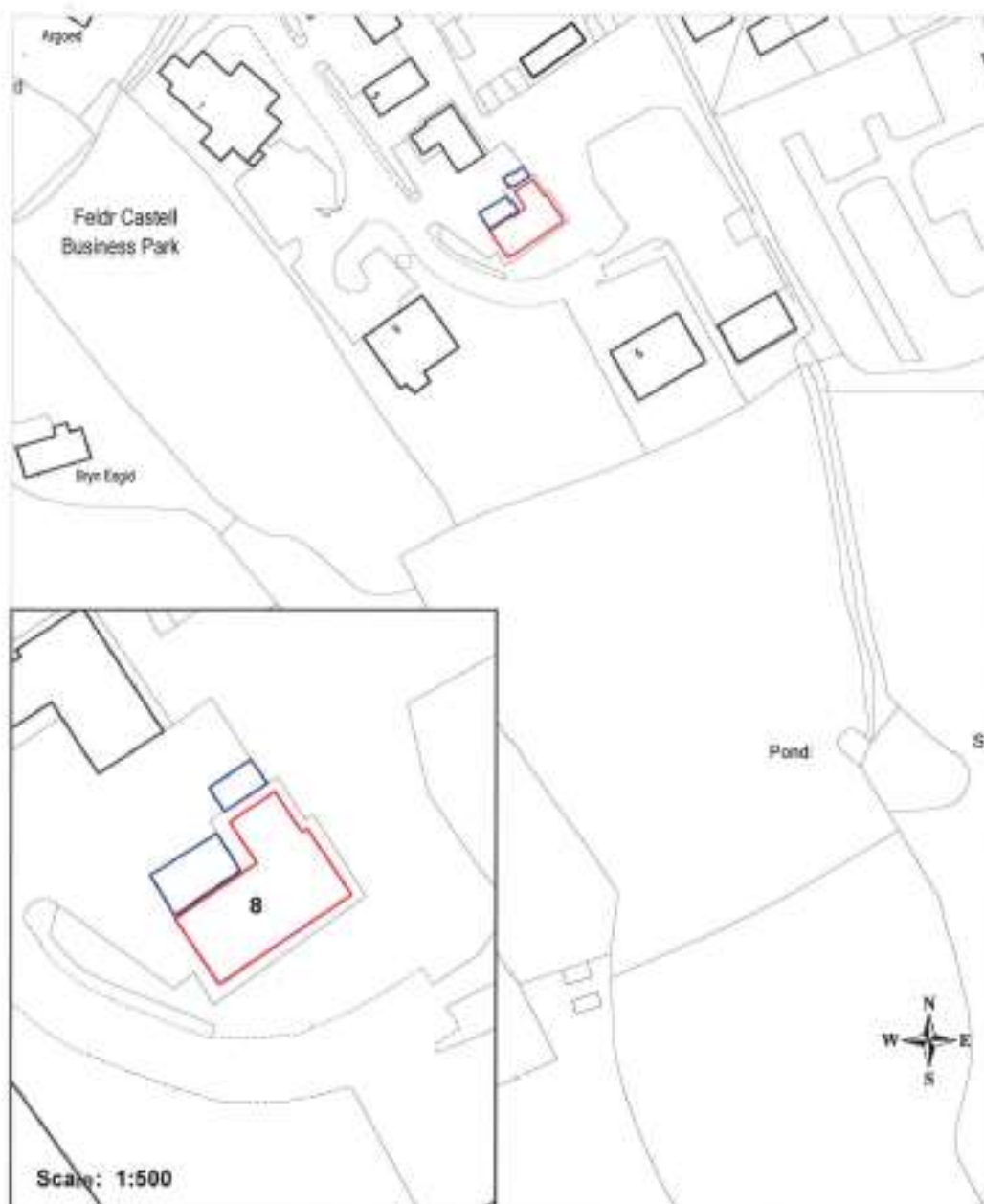
Buildings similar to this one could have ratings as follows:

26

If newly built

88

If typical of the existing stock



**UNIT 8 FEIDR CASTELL BUSINESS PARK,  
FISHGUARD, SA65 9BB**

**Scale 1:1250**

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Pembrokeshire County Council (Access No LA 0818)

Compiled by Kim Davies on 3 August 2006

**Pembrokeshire County Council**  
**Cyngor Sir Penfro**  
**PROPERTY AND ASSET MANAGEMENT**  
**RHEOLI EIDDO AC ASEDAU**



Map produced using the Property & Asset Management GIS.  
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