



## TO LET

**Workshop 10  
Pembrokeshire Science and Technology Park  
Pembroke Dock  
SA72 6UN**



**Workshop 10 comprises a single storey light industrial/office premises which measures approximately 126m<sup>2</sup> (1356ft<sup>2</sup>)**

**Directions**

The workshop is one of 13 similar workshops that are located on the Pembrokeshire Science and Technology Park which is conveniently situated off the roundabout to the south of the Cleddau Bridge connecting north and south Pembrokeshire and is within easy reach of both the A477 and A4076. The Pembrokeshire Science and Technology Park is conveniently located giving access to the towns of Pembroke and Pembroke Dock; and is 10 miles from Haverfordwest and 7 miles from the port town of Milford Haven.

**Description**

A modern single storey light industrial unit that has the potential to be converted to 2 storey office accommodation. Comprising of 126m<sup>2</sup> (1356 ft<sup>2</sup>) in total of which 81 m<sup>2</sup> (871 ft<sup>2</sup>) is workshop space and 28m<sup>2</sup> (301 ft<sup>2</sup>) is office space, the remaining comprising a 9m<sup>2</sup> (96ft<sup>2</sup>) entrance lobby, WC and plant room space.

**Services**

The units have 100 Amp 3 phase electricity, gas, water and sewerage that are all connected and a BT distribution point.

**Car Parking**

This unit has 2 designated car parking spaces outside. A large 300 space car park for the main park is situated less than 400m away from the units.

**Rent**

£8,138 per annum (£678 per month) exclusive of VAT and business rates (see below for rates relief information).

**Tenure**

A 6 years lease will be granted with a break clause on giving 3 months written notice and a rent review after 3 years.

**Legal Costs**

The incoming tenant will be responsible for the Councils reasonable legal costs which will normally be £420 for an individual tenant or £520 for a company with 2 Directors guarantees.

**Planning**

Planning permission is for B1 purposes – light industrial, research and development and offices.

**Service Charge**

The Council reserves the right to levy a service charge. Please ask if you require further information.

**Rateable Value £8,000.00**

The property is located in the Haven Waterway Enterprise Zone and may be subject to a rates relief grant. Interested parties should contact 03000 603000 or [businesssupport@wales.gsi.gov.uk](mailto:businesssupport@wales.gsi.gov.uk) or visit <http://www.goo.gl/j7rUht> (Haven Waterway support and incentives ) for further information.

## Viewing

Strictly by prior appointment through Mrs Rose Kennington or Mr Stephen Laugharne on 01646 689301 or

e-mail [pstp@pembrokeshire.gov.uk](mailto:pstp@pembrokeshire.gov.uk)

## For further information please contact:

Mrs Claire Richards, Property Division 01437 775021

e-mail [claire.richards@pembrokeshire.gov.uk](mailto:claire.richards@pembrokeshire.gov.uk)

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.



Workshop space