



TO LET

**Unit 60
Honeyborough Business Park
Neyland
SA73 1SE**



£3200.00+vat per annum

Unit 60 Honeyborough Business Park
Approx 48m² (516ft²)

Situated on the strategically located
Honeyborough Business Park

Well placed to serve the North and South of the County via the
nearby Cleddau Bridge

Location

Unit 60 is located at the Honeyborough Business Park SA73 1SE which is part of the Haven Waterway Enterprise Zone. This unit is located on the lower half of the Estate overlooking open Countryside.

Description:

Unit 60 is a single storey industrial premises which measures approximately 48 square metres (516 sq ft). The property has the benefit of vehicular access via a roller shutter door and is situated in a quiet location to the North of the Estate.

Rent

£3200.00 per annum exclusive of VAT and business rates. (see below for rates relief information)

External

Parking space and vehicular access

Services

Mains water, electricity and sewerage are understood to be connected.

Legal Costs

The tenant will make a contribution of between £250.00 - £550.00 towards the Council's legal costs dependent on the amount of named Tenants on the Lease Agreement.

Rates payable

Potentially eligible for 100% small business rate relief, it is recommended that this is confirmed with the Council's revenues department.

Term

To be agreed

Viewing

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

Susie Adams 01437 775874 or 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.gsi.gov.uk
www.enterprisezones.wales.gov.uk/brs

EPC

To be confirmed

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.

Location of Unit

