

## TO LET

### Unit 9 Brunel Quay Neyland, Milford Haven, SA73 1PY



Unit 9 is an end terrace single storey business premises measuring in total approximately 139 sq m (1495 sq ft) and with yard area to rear.

The premises are located within the Haven Waterway Enterprise Zone

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

Brunel Quay is located on the edge of the town of Neyland adjacent to the marina. The B4325 and then A477 gives direct road contact to the county town of Haverfordwest and the port towns of Milford Haven and Pembroke Dock. From Pembroke Dock, the A477 provides links to Carmarthen.

## Description:

Units 9 is a single storey business unit measuring approximately 139 sq m (1495 sq ft). The Unit has vehicular access (via an up and over door) to front elevation and there is a separate pedestrian entrance. The unit has WC facilities.

## External







**Internal**



**Rent**

£10,500 per annum exclusive of VAT and Business Rates (see Rates payable below)

**VAT:** VAT is chargeable on the rent and all other charges payable under the lease

**External**

Parking to the front of the premises and yard area to rear.

**Services**

Mains water, electricity and drainage

**Legal Costs**

The new tenant will be required to make a contribution towards the Council's legal costs.

**Length of Lease:**

To be agreed.

**Rates payable**

The Valuation Office Agency website identifies Unit 9 as having a rateable value of £6,200. Prospective tenants are advised to make their own enquiries to ensure accuracy of this figure and that any intended use will not lead to the figure being reassessed. Separate enquiries should be made as to any eligibility for small business rate relief.

**Haven Waterway Enterprise Zone**

Being within the Haven Enterprise Zone ([www.enterprisezones.wales.gov.uk/brs](http://www.enterprisezones.wales.gov.uk/brs)), help for new and expanding businesses may be available through incentives and other support. For more information telephone 03000 6 03000 or email [businesssupport@wales.gsi.gov.uk](mailto:businesssupport@wales.gsi.gov.uk)

**Viewing**

Strictly by prior appointment through Pembrokeshire County Council Property Division.

For further information please contact:

Phil Woosnam – 01437 770199 / [philip.woosnam@pembrokeshire.gov.uk](mailto:philip.woosnam@pembrokeshire.gov.uk)

**Energy Performance Certificate**

**Energy Performance Asset Rating**

More energy efficient



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



Less energy efficient

◀ 106 This is how energy efficient the building is.