

TO LET

**Units 4 and 5
Waterston Industrial Estate,
Milford Haven
SA73 1DP**



Unit 4 and 5 Waterston Industrial Estate are single storey industrial premises with interconnecting door measuring in total approximately 143sq m (1540sq ft)

£7400 per annum

Located within the Haven Waterway Enterprise Zone and well placed to serve the North and South of the County via the nearby Cleddau Bridge

Location

Situated within reach of both the A477 and A4076, Waterston Industrial Estate is conveniently located for access to the county town of Haverfordwest and the port towns of Milford Haven and Pembroke Dock.

Description:

Units 4 and 5 comprise a single storey industrial premises measuring approximately 143sq m (1540sq ft). Each unit has the benefit of vehicular access (via an up and over door) and there are WC facilities in Unit 5.

Rent

£7,400 per annum per annum exclusive of VAT and Business Rates (see Rates payable below)

VAT

Not currently charged although the right to do so at some future date is reserved.

External

Parking space to the front of the premises

Services

Mains water and electricity. (Cesspit drainage for which an emptying and maintenance charge is made)

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.

Length of Lease

To be agreed.

Rates payable

Currently eligible for 100% small business rate relief. Prospective tenants to make their own enquiries to ensure that their proposed use is qualifying.

Haven Waterway Enterprise Zone

Being within the Haven Enterprise Zone (www.enterprisezones.wales.gov.uk/brs), support 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

Viewing

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

Claire Richards 01437 775021 or claire.richards@pembrokeshire.gov.uk

EPC

Band C

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.

