



## TO LET

**Unit 1  
Feidr Castell Business Park,  
Fishguard  
SA65 9BB**



**A detached modern industrial premises on two floors comprising large production area with covered loading bay at ground floor level and spacious open plan offices/production area above, conveniently located on the outskirts of Fishguard  
The property amounts to 528.8 sq m/5692 sq ft**

**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 1 comprises a detached modern industrial premises on two floors comprising large production area with covered loading bay at ground floor level and spacious open plan offices/production area above amounting to 528.8 sq m/5692 sq ft total floor area

The Accommodation schedule is shown below:

		Floor Areas (GIA)
Lower GF	<b>Warehouse/Production area</b> – Ceiling Height 2.97m (9'9") with separate WC and Kitchen off.	290 sq m (3121 sq ft)
Upper GF	<b>Reception Offices</b> <b>Open Plan Office Area</b> with separate Manager's Office, WC and Kitchen facilities.	20.8 sq m (224 sq ft) 218 sq m (2346 sq ft)
Externally	<b>Loading Bay</b> – with insulated roller shutter door (8'8" x 7'11") to warehouse/production area.	18 sq m (193 sq ft)

**Rent**

£13,500 pa exclusive of rates, plus VAT

**Rates payable**

The rateable value as at 1<sup>st</sup> April 2017 is £10,750. The property may be eligible for small business rates relief, however it is recommended this is confirmed with the Council's revenues department

**External**

There is exclusive staff and visitor parking on site.

**Services**

Mains water, electricity, sewerage and telephone are connected.

**Legal Costs**

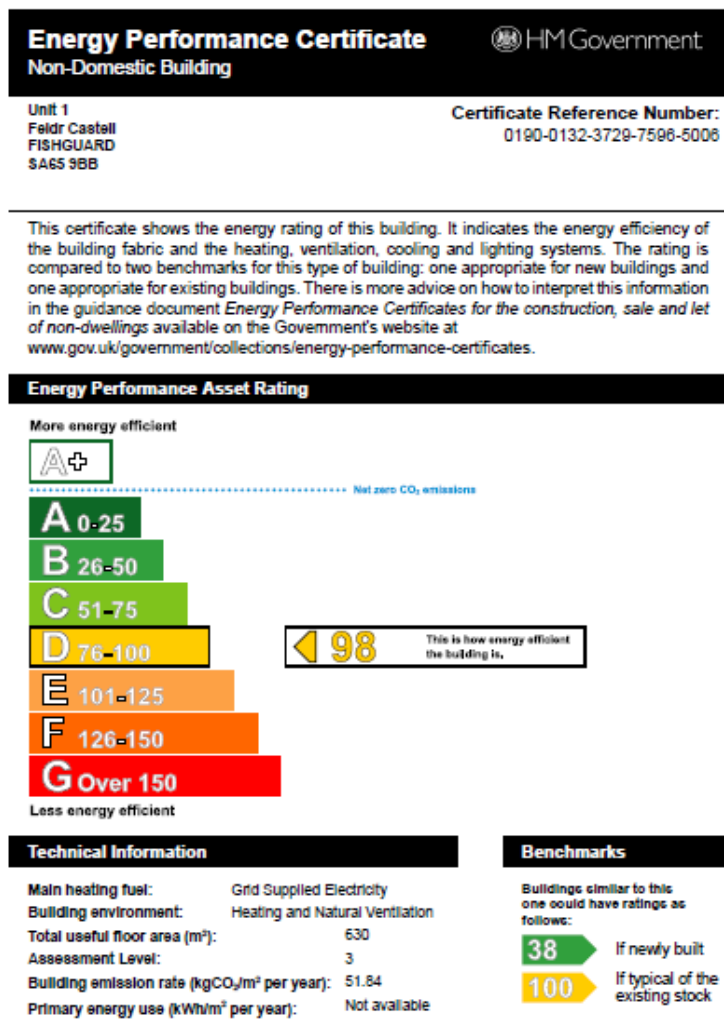
The tenant will make a contribution towards the Council's legal costs.

**Term** to be agreed

## Viewing

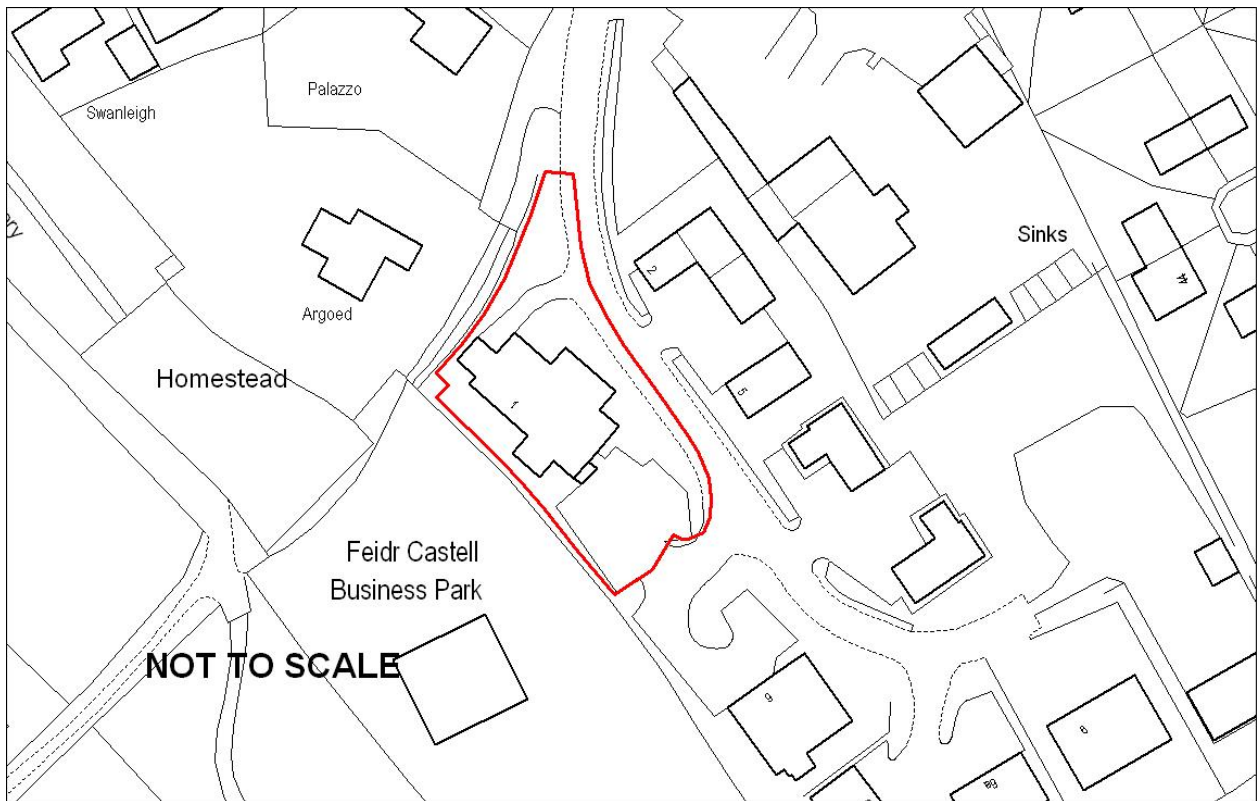
Strictly by prior appointment through Pembrokeshire County Council Property Division or  
For further information please contact Malcolm Roberts – 01437 776519  
[malcolm.roberts@pembrokeshire.gov.uk](mailto:malcolm.roberts@pembrokeshire.gov.uk)

## EPC





## Plan



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