Pembrokeshire County Council Cyngor Sir Penfro



Eiddo Property

# **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

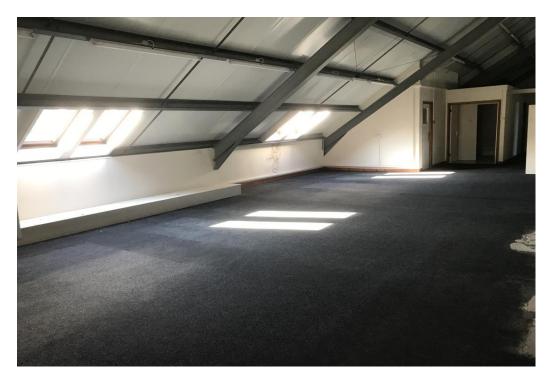
Situated within easy reach of the A40 trunk road, the town centre of Fishguard and the Fishguard to Rosslare ferry terminal at Goodwick.

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



# 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.

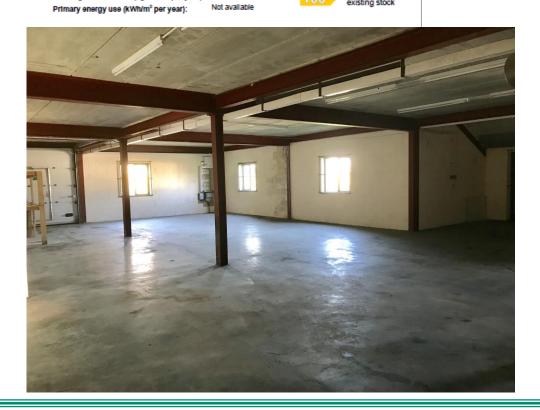
#### Term to be agreed

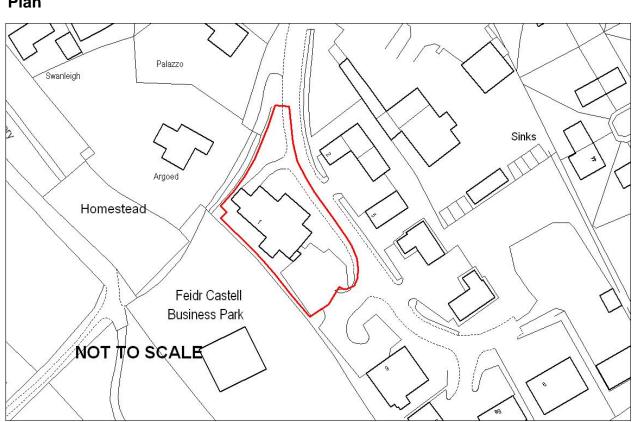
# Viewing

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

# EPC

Energy Perform	ance Certificate	HMGovernment
Unit 1 Feldr Castell FISHGUARD SA65 9BB		Certificate Reference Number: 0190-0132-3729-7598-5006
the building fabric and the compared to two benchma one appropriate for existing in the guidance document of non-dwellings available	heating, ventilation, coolin rks for this type of building: buildings. There is more adv	
Energy Performance As	set Rating	
More energy efficient 	Net zero CO, e	missions
A 0-25		
B 26-50		
C 51-75	4 00	This is how energy efficient
D 76-100	4 90	he building is,
F 126-150		
G Over 150		
Less energy efficient		
Technical Information		Benchmarks
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have ratings as
Building environment:	Heating and Natural Ventilation	1 follows:
Total useful floor area (m <sup>2</sup> ): Assessment Level:	630 3	38 If newly built
Building emission rate (kgC	•	100 If typical of the existing stock





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.

#### Plan