### Pembrokeshire County Council Cyngor Sir Penfro

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**Eiddo** Property

# TO LET

# Unit 9 Waterston Industrial Estate, Milford Haven SA73 1DP



Unit 9 Waterston Industrial Estate comprises a single storey industrial premises which measures approximately 46m2 (500ft2)

# £3100 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 easy reach of both the A477 and A4076, Waterston Industrial Estate is conveniently located giving access to the county town of Haverfordwest and the port towns of Milford Haven and Pembroke Dock.

#### **Description:**

Unit 9 comprises a single storey industrial premises which measures approximately 46 sq m (500 sq ft) (approximately 10.41m x 4.59m)

The property has the benefit of vehicular access (via an up and over door), together with WC and wash hand basin.



#### Rent

£3,100 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 at 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**

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

## Viewing

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

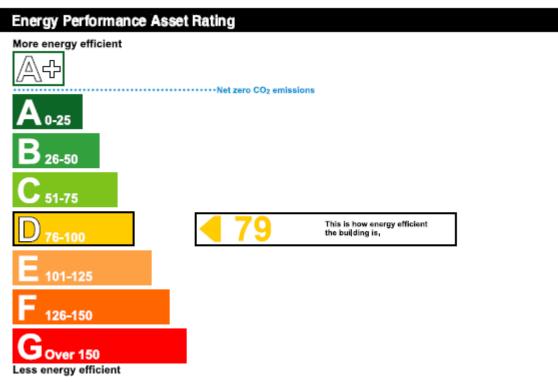
Claire Richards – 01437 775877

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#### **EPC**



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