



TO LET

**Unit 17
Waterston Industrial Estate,
Milford Haven
SA73 1DP**



Unit 17 Waterston Industrial Estate comprises a single storey industrial premises with enclosed yard

£7100 per annum
Approximately 94m² (1000ft²)

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 17 comprises a single storey industrial premises which measures approximately 94sq m (1000sq ft.). The property has the benefit of vehicular access (via an up and over door), together with WC and wash hand basin. It also benefits from an enclosed yard to the side.

**Rent**

£7,100 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.

Term 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

claire.richards@pembrokeshire.gov.uk

EPC

Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 91 This is how energy efficient the building is.

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.



