Pembrokeshire County Council Cyngor Sir Penfro



Eiddo Property

# **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 94m<sup>2</sup> (1000ft<sup>2</sup>)

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**

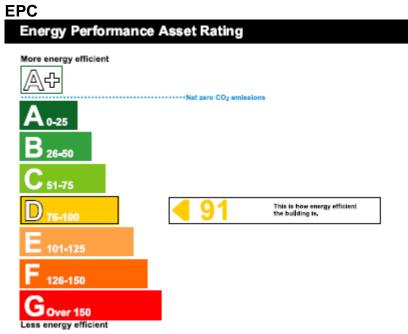
Currently eligible for 100% small business rate relief. Prospective tenants to make their own enquiries to ensure that their proposed use is qualifying.

#### 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 <u>businesssupport@wales.gsi.gov.uk</u>

#### Viewing

Strictly by prior appointment through Pembrokeshire County Council Property Division or For further information, please contact: Claire Richards – 01437 775877 <u>claire.richards@pembrokeshire.gov.uk</u>



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