

## TO LET

**Unit 48  
Honeyborough Business Park,  
Neyland, Milford Haven  
SA73 1SE**



**£3,200 plus VAT per annum**

**Unit 48 comprises a single storey industrial premises measuring approximately 50.48 m<sup>2</sup> (543 ft<sup>2</sup>). The property is situated on the strategically located Honeyborough Business Park well placed to serve the North and South of the County via the Cleddau Bridge.  
Located within the Haven Waterway Enterprise Zone**

**Location**

Unit 48 is located at the Honeyborough Business Park (SA73 1SE), part of the Haven Waterways Enterprise Zone.

**Internal View****Description:**

Unit 48 comprises a single storey, light industrial premises measuring approximately 50.48 sq m. The property has the benefit of vehicular access via an up and over door, together with WC

**External**

Parking space

**Services**

Mains water, electricity and sewage

**Legal Costs**

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

**Length of Lease:** to be agreed.

**Rates payable** Currently eligible for 100% small business rate relief

**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](mailto:businesssupport@wales.gsi.gov.uk)

[www.enterprisezones.wales.gov.uk/brs](http://www.enterprisezones.wales.gov.uk/brs)

## Rent

£3,200 per annum per annum exclusive of VAT and Business Rates (see Rates Payable below)

## 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.

## Viewing

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

Phil Woosnam – 01437 770199

[philip.woosnam@pembrokeshire.gov.uk](mailto:philip.woosnam@pembrokeshire.gov.uk)

## EPC

More energy efficient



..... Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

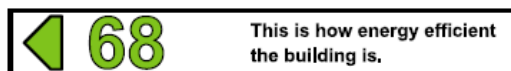
**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient



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.