



FOR SALE

1,529 TO 6,839 SQ FT
(142.05 TO 635.36 SQ M)

PRICE ON APPLICATION

Modern Freehold offices with excellent access to Cleddau Bridge. Dedicated car park and stunning views over the Cleddau River.

- Modern 3 storey design
- Dedicated Car Park
- Prominent position in close proximity to Cleddau Bridge
- Freehold Sale
- Vacant Possession
- Uninterrupted views over Cleddau River
- Ideal HQ premises or part owner occupation

Summary

Available Size	1,529 to 6,839 sq ft
Price	Price on application
Rates Payable	£21,442 per annum
Rateable Value	£37,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The E-Commerce Building provides a prominent, modern, purpose-built office property arranged over three floors. The premises have been designed to a contemporary specification and benefit from flexible internal accommodation, excellent accessibility and uninterrupted estuary views.

The property is ideal for an owner occupier in whole or part and is surrounded by a variety of occupiers within the research and innovation industries.

Location

The E-Commerce building is located just off the A477 on the Pembrokeshire Science and Technology Park, Pembroke Dock in West Wales.

Pembrokeshire Science and Technology Park is located just south of the Toll Bridge which spans the Milford Haven waterway and links the north and south of the county.

The premises is within easy reach of the port of Milford Haven and the Pembroke Dock Irish Ferry Terminal and close to the major Valero oil refinery, South Hook and Dragon LNG terminals and the RWE/nPower Power station.

The surrounding area comprises a mix of commercial and light industrial occupiers, with nearby amenities and services available within Pembroke Dock town centre.

The location offers convenient connections to the nearby towns of Pembroke Dock, Pembroke, and Milford Haven, as well as regional access to Carmarthen and the M4 corridor.

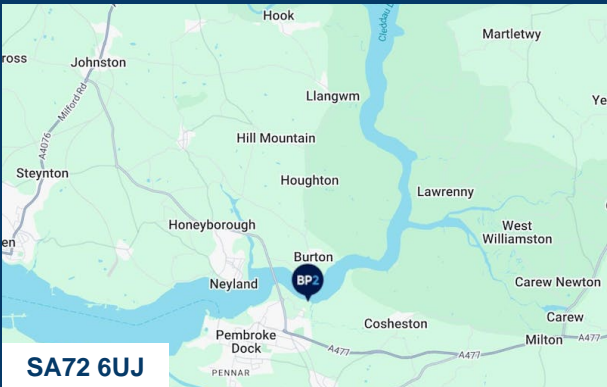
Accommodation

The property provides the following floor areas measured on a Net Internal Area (NIA) basis. Please note, that we have had to rely on estimated measurements for some of the rooms on the ground and first floor which were not accessible at the time of inspection.

Description	sq ft	sq m	Availability
Ground Floor Offices	1,529	142.05	Available
First Floor Offices	2,552	237.09	Available
Second Floor Offices	2,758	256.23	Available
Total	6,839	635.37	

Specification

- Three Storey modern construction
- Passenger Lift
- Open plan and cellular offices
- Glazed front and balcony to 2nd floor
- Staff kitchen & W.C facilities
- On-site car park



Viewing & Further Information



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Terms

Freehold for sale with vacant possession.

Quoting Terms upon expression of interest.

