

Rees Richards & Blyth

commercial | residential | rural

Spring Gardens, Whitland, SA34 0HN

Industrial Park To Let | £6 per sq ft | 15,828 to 32,051 sq ft

Two modern warehouse units, 16,223 sq ft to 32,051 sq ft, with up to 4 acres of yard available separately

Accommodation

Name	sq ft	sq m	Availability
Building - Unit 1	15,825	1,470.19	Available
Building - Unit 2	16,223	1,507.17	Available
Total	**32,048**	**2,977.36**	

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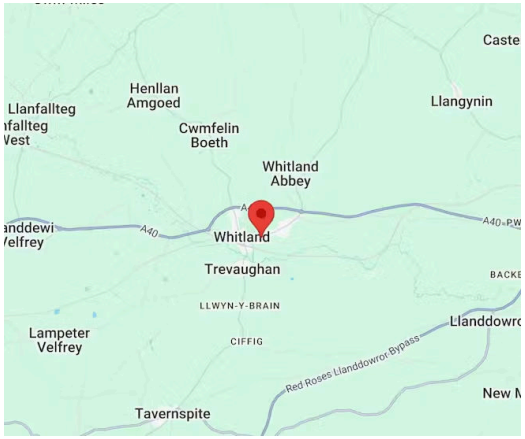





Key Points

- Two adjoining steel portal frame units which can be combined to provide 32,051 sq ft
- Loading dock, loading ramp and four roller shutter doors (3 automatic, 1 manual) to each unit
- Up to 4 acres of levelled yard space available separately at £25,000 per acre per annum
- Direct access to the A40 and the M4 via the A48, with Carmarthen, Haverfordwest and Milford Haven all within 24 miles

Description

The site comprises two modern industrial warehouse buildings of steel portal frame construction, providing clear floorspace with 5.5m minimum eaves. Unit 1 extends to 16,223 sq ft, including 2,252 sq ft of office and welfare accommodation. Unit 2 provides 15,828 sq ft of warehouse space. Each unit has a loading dock and loading ramp, together with three automatic and one manual roller shutter doors, and both benefit from a 24-hour operating licence for transport.

The dividing wall can be removed to create a single unit of 32,051 sq ft. A large area of levelled yard of circa 4 acres, to the south of the site, is available separately. The units are available on a full repairing and insuring basis at a quoting rent of £99,000 per annum each.

Location

Whitland is a West Wales town on the A40, which connects to the A48 and in turn to Junction 49 of the M4 motorway. The town lies approximately 40 miles north-west of Swansea and 80 miles west of Cardiff. Carmarthen is approximately 14 miles to the east, Haverfordwest 16 miles to the west and the Port of Milford Haven 24 miles to the west. EV charging stations are available 0.4 miles from the site.

The units sit within an established commercial setting, with Gregory Distribution's tanker fleet operating from the adjoining yard.

Summary

- Rent: £6 per sq ft
- Business rates: Rates payable Unit 1 £22,967. Rates payable Unit 2 £19,076
- Service charge: -
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- View details on our website
- View Microsite

Contact & Viewings

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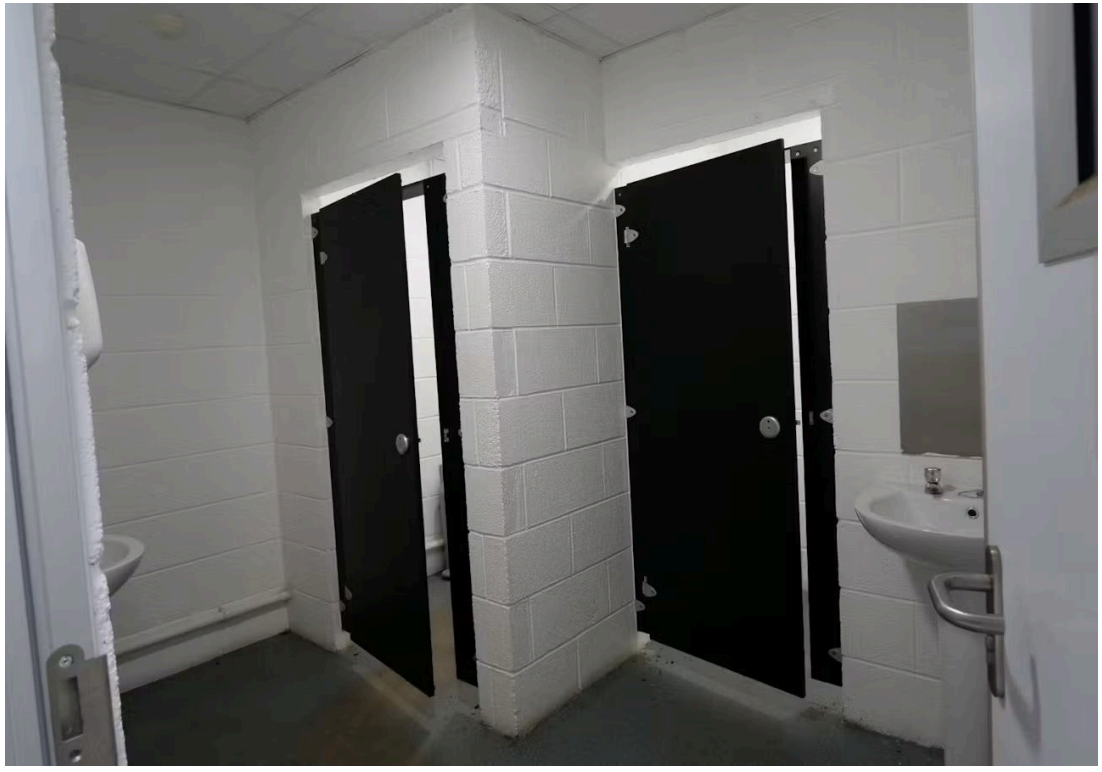








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