



## Unit 26, Pentood Industrial Estate, Station Road, Cardigan, SA43 3AG

Industrial unit with large self-contained yard area

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	5,056 sq ft / 469.72 sq m
<b>Rent</b>	£24,000 per annum
<b>Service Charge</b>	£2,500 per annum (Exclusive) Budget for the year ending June 2025
<b>Rates Payable</b>	£9,554 per annum based on 2023 Valuation
<b>Rateable Value</b>	£17,000

### Key Points

- Well located light industrial /warehouse unit
- Close proximity to Cardigan town centre
- End of terrace unit with large yard
- Open plan warehouse with integral office and WC facilities

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VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£661 per annum Premium for the year ending December 2024
EPC Rating	D (77)

## Description

Unit 26 is an end of terrace light industrial / warehouse unit of steel portal frame construction benefitting from a self-contained yard.

## Location

Pentood Industrial Estate is strategically located within walking distance of Cardigan town centre. The estate is positioned to the south of the River Teifi and is recognised at the town's main trade counter / mixed commercial estate with occupiers including LBS Builders Merchants, CEF, and City Plumbing Supplies. The estate benefits from excellent road access with the main A487 coast road from Fishguard to Aberystwyth bypassing the town which also has main road links via the A478 to Narberth/Tenby area of south Pembrokeshire as well as via the A484 to Carmarthen and onwards to the M4 motorway.

## Specification

- 1 x level roller shutter door (width 3.6 metres, height 3 metres)
- Minimum eaves height 2.8 metres
- Maximum eaves height 4.8 metres
- Large yard area

## Terms

Unit 26 is available by way of a new full repairing and insuring Lease for a term of years to be agreed. Available from 2025.



## Viewing & Further Information



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