



Unit 4, London Road Industrial Estate, Pembroke Dock, SA72 4RZ

Industrial / Warehouse To Let with rear loading / yard area

Summary

Tenure	To Let
Available Size	13,093 sq ft / 1,216.38 sq m
Rent	£50,000 per annum VAT payable in addition
Service Charge	£5,000 per annum Exclusive - budget contribution applicable to Unit 4 until year ending 30th June 2026
Rates Payable	£19,738 per annum based on 2023 Valuation
Rateable Value	£34,750

Key Points

- Well located light industrial /warehouse unit
- 1 x level roller shutter door (width 3.5 metres, height 4.5metres)
- Maximum eaves height 7.5 metres
- End of terrace unit - rear loading / yard area
- Minimum eaves height 5 metres

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VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£3,551 per annum plus VAT - The Landlord insures the building and recovers the annual premium from the Tenant
EPC Rating	C (60)

Description

Unit 4 is a semi-detached light industrial / warehouse unit of steel portal frame construction.

Location

The property is located on an established industrial estate one mile east of Pembroke Dock town centre. The property is situated on Paterchurch close to its junction with London Road (A477) which links with the A40 to the east leading to Carmarthen. Other nearby occupiers include City Electrical Factors and ALDI.

Specification

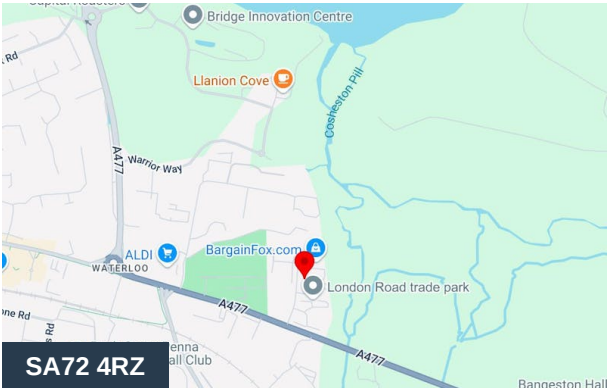
- Open plan warehouse with integral 2 storey office and WC facilities
- 1 x level roller shutter door (width 3.5 metres, height 4.5 metres)
- Minimum eaves height 5 metres
- Maximum eaves height 7.5 metres
- 3 phase electric supply

Terms

Unit 4 is available by way of a new full repairing and insuring Lease for a term of years to be agreed.

Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse	8,946	831.11	Available
Ground - Office / Welfare	2,726	253.25	Available
1st - Office / Meeting rooms	1,421	132.02	Available
Total	13,093	1,216.38	



Viewing & Further Information



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