



Ferry Lane Industrial Estate, Ferry Lane, Pembroke Dock, SA71 4RE

Industrial / Warehouse For Sale

Summary

Tenure	For Sale
Available Size	72,568 sq ft / 6,741.79 sq m
Price	Offers in the region of £1,050,000
Service Charge	N/A
Rates Payable	£55,640 per annum Based on 2023 Valuation
Rateable Value	£104,000
EPC Rating	G (167)

Key Points

- Freehold detached industrial unit with ancillary offices
- Self-contained site totaling circa 3.27 acres
- Frontage to Ferry Lane
- Maximum warehouse eaves heights circa 8 metres
- Multiple level loading doors
- Close proximity to Milford Haven Waterway

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Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	G (167)

Description

Industrial / warehouse for sale - detached unit of self-contained site.

Location

The property is strategically located at the southern side of Milford Haven Waterway at Pembroke Dock. The town can be accessed via the A477 trunk road from the A48, which extends from junction 49 of the M4 motorway. Pembroke dock railway station has direct national rail services to Swansea and London Paddington. In addition, Pembroke Dock has a ferry service to and from Rosslare in Southern Ireland. The Port of Milford Haven is the busiest UK energy port and has recently been awarded Freeport status as part of the Celtic Freeport bid, linked to the proposed Floating Offshore Wind project planned for the Celtic Sea. The unit is situated on the eastern side of Ferry Lane, which links with the A477 at its northern end. To the west of the property the predominant land use on the opposite side of Ferry Lane is residential. The property immediately adjoins a development of two modern industrial units along its southern boundary, known as Ferry Lane Business Park.

Specification

Includes a basement access via 2 level full height roller shutter doors and a minimum eaves height of 4.8 metres.

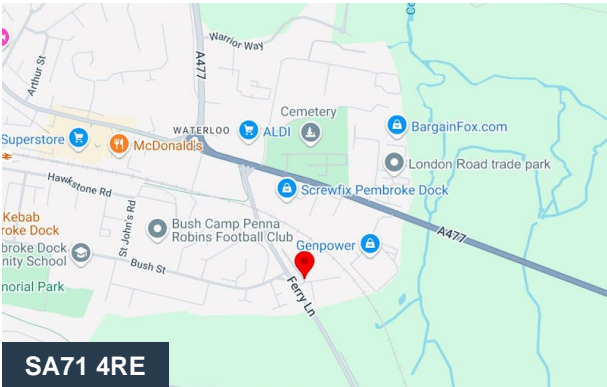
The basement is circa 11,317 sq ft (1,051.38 sq m).

2 No. connecting warehouses / production units (portal frame construction) Unit 1 approx. 37,663 sq ft (min. eaves height 4.25 metres, max. 7.9 metres) Unit 2 approx. 19,506 sq ft (min. eaves 4.27 metres, max. 8 metres)

Total site area approximately 3.27 acres.

Terms

The property is available Freehold, with vacant possession.



Viewing & Further Information



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