

UNIT 17, KINGSWOOD TRADING ESTATE LONDON ROAD, PEMBROKE DOCK SA72 4RS

**RENT ... £20,000 PER ANNUM + VAT
(i.e. £1,667 per month + VAT)**

**A PROMINENTLY POSITIONED END UNIT FACING THE ENTRANCE
OF A THRIVING BUSINESS PARK - PERHAPS IDEAL AS A SHOWROOM
OR FOR A TRADE COUNTER OPERATOR (STC)**



- CIRCA 2000 SQ.FT (186 SQ.M) OVERALL - GROSS INTERNAL
- OFFICE, KITCHEN & 2 WC'S
- CIRCA 1654 SQ.FT (154 SQ.M) SHOWROOM/WAREHOUSE/WORKSHOP
- AMPLE PARKING TO FRONT

GENERAL

Pembroke Dock is South Pembrokeshire's largest town. It has a population approaching 10,000 and a good range of amenities. Alongside the adjacent Milford Haven Waterway are the Valero Oil Refinery, Pembroke Power Station and various other petrochemical plants and storage facilities as well as the Irish Ferries Terminal etc..

Pembroke Port is strategically located and is part of the Celtic Freeport. Some of the key aspects of this status include marine and green energy development etc.. It is anticipated that many thousands of job opportunities will be created.

The Kingswood Trading Estate/Business Park is accessed of the A477T which is the main route in and out of Pembroke Dock on the east side of the town. Various well known national companies have outlets at Kingswood including Screwfix, Rexel (previously Newey & Eyre), Rabart Decorating and City Plumbing together with several other successful businesses etc..

With approximate dimensions, the accommodation briefly comprises..

Factory/Workshop/Showroom 43'7" x 35'3" (13.28m x 10.74m) plus **Entrance** 12'6" x 8'11" (3.81m x 2.72m) with roller door and double glazed French doors and side panels inside, suspended ceiling, tiled floor, fire door to rear, doors to...

Office 14'0" x 7'8" (4.27m x 2.34m) front window, door to/from...

Kitchen 9'2" x 7'8" (2.79m x 2.34m overall) front door, work surfaces and cupboards, sink.

2 Toilets

OUTSIDE Several allocated Parking Spaces to front plus ample Communal/Visitor Parking.

THE LEASE A standard new Lease is proposed. Medium term - say 5 to 10 Years. Details to be confirmed. Tenant will also be responsible for Insurance Rent.

BUSINESS RATES Rateable Value ... £ tbc (Reassessment pending).

ENERGY PERFORMANCE EPC Rating -

DIRECTIONS On entering Pembroke Dock via the A477T, the entrance to the Kingswood Trading Estate/Business Park will be found on the left hand side before reaching the traffic lights. Unit 17 is "straight ahead".

VIEWING **STRICTLY BY APPOINTMENT WITH THE SOLE AGENT**
GUY THOMAS LLP ON 01646 682342.

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

