

SALES

LETTINGS

COMMERCIALS

AUCTIONS

**BRETT**  
**PROPERTY**



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3 ORION HOUSE, NELSON QUAY, MILFORD HAVEN, SA73 3AZ



£10,000 + VAT PER  
ANNUM



A rare opportunity to rent one of the finest commercial units on Milford Marina.

#### Property Description

A rare opportunity to rent one of the finest commercial units on Milford Marina. Superbly positioned an offering excellent, flexible space this unit would be ideal for a number of different business uses. Measuring approximately 123m<sup>2</sup> the unit has been divided into a large open office/show room space and further separate rooms, kitchen and W.C.

Early inspection is recommended.

#### General Information

Please note the rental per annum is plus VAT. Tenant would also be responsible for the service charge, which is currently £709.80 per quarter. This is reviewed periodically.

BUSINESS RATES: 90% rates relief (Figures to be confirmed by Pembrokeshire County Council)

## PROPERTY FEATURES

- Commercial Unit
- Rent plus VAT
- Corner Position
- Approximately 123m<sup>2</sup>
- Close To Customer Parking
- Superbly Located
- EPC Band: C
- Service Charge £709.80 per quarter



**Energy Performance Asset Rating**

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

**< 57** This is how energy efficient the building is.



Asiant Trwyddedig  
Licensed Agent



Property  
Redress

For clarification, we wish to inform prospective purchasers/tenants that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.

Have you had your home valued? We are able to offer you a FREE, No Obligation Valuation. For an appointment, call 01646 663951.