

John Francis

www.johnfrancis.co.uk



Unit 27 Pentood Industrial Estate, Cardigan SA43 3AG

£12,000 Per annum

Modern Light Industrial / Storage Unit
Approximately 2,972 sq ft (276.2 sq m)
Easy Access Onto Regional Road System



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DC/WJ/58403/240717

DESCRIPTION

Modern light industrial/storage premises on the Pentood Industrial Estate on the outskirts of Cardigan. Originally designed as two units the combined floor space is approximately 2,972 sq ft (276.2 sq m) of generally clear floorspace suitable for many light industrial/trade counter types of use. The unit has the benefit of a loading door along with offices and staff WC facilities.

LOCATION

The Pentood Industrial Estate is located to the south of the town of Cardigan which is the largest settlement in the area. It is close to the coastline and on the boundary between North Pembrokeshire and South Ceredigion. The main A487 coast road from Fishguard to Aberystwyth bypasses the town which also has main road links via the A478 to the Narberth/Tenby area of South Pembrokeshire as well as via the A484 towards Carmarthen and then onwards to the M4 motorway.

PREMISES

An end of terrace unit originally constructed as two separate buildings but with the interconnecting wall removed. The gross internal floor space is approximately 2,972 sq ft (276.2 sq m) which includes purpose built offices of approximately 560 sq ft (52.18 sq m).

TENURE

Available on a new full repairing and inuring lease, the length of which can be subject to negotiation but to include 3 yearly rent reviews if appropriate. A service charge is payable as a contribution towards the landlord's cost of maintaining common areas.

RENT

£12,000 per annum

VAT

VAT is payable on the rent and service charge

RATES

According to the Gov.uk website the rateable value is £7,300 which would make the rates payable for the whole of the 2017/2018 financial year approximately £3,643. However there are schemes which that an occupier can apply which will give relief some of the rates payable.

AVAILABILITY

Immediately upon completion of formalities.

VIEWING ARRANGEMENTS

Please contact David Cochlin in our Commercial Department on 01834 861810 or via email to commercialwest@johnfrancis.co.uk or dc@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday 9am to 5.30pm.

PLEASE NOTE

Any appliances and services listed on these details have not been tested.

DIRECTIONS

From the roundabout on the A487 Cardigan by-pass take the exit signposted to St Dogmaels which is also signposted to the Industrial Estate. After approximately 0.5 mile, turn right into the industrial area and after approximately 500yds take another turning right, Head up hill and as the road bears round to the right the industrial unit will be found on the right hand side.