

BP2Land & Property
Consultants

Frederick House, Johnston, SA62 3AQ

Final Suite Remaining

Summary

Centrally located, accessible new offices immediately available with onsite car parking, quality specification and flexible terms.

Property Type	Offices
Tenure	To Let
Status	Available
Price	£10,000 pa
Size	915 sq ft

- Central Accessible Location
- On Site Car Parking
- Immediately Available
- High Specification
- Flexible Terms Available
- Final Suite Remaining
- Existing Fit Out In-Situ
- BREEAM Very Good



Frederick House, Johnston, SA62 3AQ

Location

Johnston is situated in an accessible location equidistant between Haverfordwest, Broad Haven and Milford Haven. Haverfordwest is one of the main commercial centres in West Wales, and serves as a market town for much of Pembrokeshire, forming an important road network hub between Milford Haven, Pembroke Dock and Fishguard.

The subject site is situated in a prominent location on the corner of the A4076 / A477 junction, with access directly from the A477.

The site benefits from a key strategic location at the start of the new 'Bulford Road Improvement' works, which include an improved new roundabout junction on the corner of the A4076 / A477 junction intended to relieve HGV traffic from Milford Haven. The resulting effect has been an increase in vehicle flow along the A477 directly passing the subject site.

Description

Brand new offices located in Frederick House, Johnston providing high quality office accommodation.

Specification

The building benefits from the following specification:

- BREEAM very good (excellent for Energy)
- Raised fully carpeted flooring with floor boxes
- Recessed lighting & platform lift
- Oil fired central heating
- Male, female and disabled WC's & shower facilities
- Meeting room facility

Accommodation

The property currently holds the following Net Internal Areas.

Suite	Sq ft	Sq M
Suite 1	UNDER OFFER	UNDER OFFER
Suite 2	915	86
Meeting Room	UNDER OFFER	UNDER OFFER
FF 1	LET to Celtic SMR	LET to Celtic SMR
FF 2	LET to Celtic SMR	LET to Celtic SMR
Total	915	86

The property benefits from ample on-site car parking.

Tenure

The accommodation is available by way of a new effective full repairing and insuring lease via a service charge.

Terms

The property is available on a Leasehold basis of a quoting rent of £10,000 pa.





Frederick House, Johnston, SA62 3AQ

Service Charge

A detailed service charge breakdown can be provided upon enquiry.

Planning

The unit currently benefits from B1 planning consent for office use. We would encourage interested parties to make their own enquiries with the local planning authority in this regard.

Business Rates

To be assessed.

EPC

Available on Enquiry.

VAT & Legal Costs

All prices, premiums and rents are quoted exclusive of VAT. Each party is responsible for their own legal costs incurred in any transaction.



Enquire now



Roger Poolman FRICS

07775 037782

roger@bp2property.com



David Blyth MRICS

07966 752301

david@bp2property.com

BP2 Property Consultants

01792 461 600

www.bp2property.com

Urban Village,
221 High Street,
Swansea SA1 1NW

BP2Land & Property
Consultants

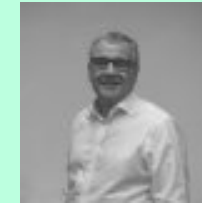
Frederick House, Johnston, SA62 3AQ

Viewing and Further Information

For further information, or if you would like to arrange a viewing, please contact us.



Enquire now



Roger Poolman FRICS

07775 037782

roger@bp2property.com



David Blyth MRICS

07966 752301

david@bp2property.com

BP2 Property Consultants

01792 461 600

www.bp2property.com

Urban Village,
221 High Street,
Swansea SA1 1NW

Misdescriptions Act Disclaimer: Commercial Property Advice Limited and its trading name BP2 Property Consultants and their joint agents if any (if any) ("CPA/BP2") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of CPA/BP2 or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of CPA/BP2 has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of CPA/BP2 or its employees or agents, CPA/BP2 will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by CPA/BP2. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and CPA/BP2 shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.