

*Preliminary Brochure*

## OFFICES AT LLANION PARK PEMBROKE DOCK SA72 6EA

**GUIDE RENT ... £30,000 PER ANNUM**

A SUBSTANTIAL VERSATILE AND STRATEGICALLY LOCATED OFFICE BLOCK  
[CIRCA 9526 SQ.FT. (885 SQ.M) IN ALL] WITH AMPLE PARKING



- APPROX 5370 SQ.FT (499 SQ.M) NET ON GROUND FLOOR
- STAFF FACILITIES & BASEMENT
- SUIT REGIONAL OFFICES OR HQ

- APPROX 2210 SQ.FT (205 SQ.M) NET ON FIRST FLOOR
- GATED & FENCED CAR PARK
- IDEAL FOR CALL CENTRE OR SALES

**GENERAL**

Pembroke Dock is South Pembrokeshire's principal town and has a population approaching 10,000 (circa 17,500 to include the adjoining Pembroke). It has a busy Irish Ferries terminal and is close to the toll free Cleddau Bridge which links South & North Pembrokeshire. Indeed, easy access can be gained to the main roads leading to other parts of the United Kingdom.

The Offices provide well proportioned and flexible accommodation with a sizeable secure Car Park (circa 50 spaces).

**SERVICES ETC  
(none tested)**

All mains connected. Gas fired central heating. Upvc framed double glazed windows. Security alarm.

**THE LEASE**

It will be a New Medium Term FRI Lease i.e. say three to 10 years. Details to be confirmed.

**POTENTIAL**

Subject to any necessary consents, the Offices would appear to be suitable for sub-division into a number of Office Suites.

**ENERGY PERFORMANCE**

EPC Rating – Band D.

**VIEWING**

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

