GUY THOMAS LLP



CHARTERED SURVEYORS

ESTATE AGENTS

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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



This literature has been prepared to give prospective purchasers a general impression only of the property. All measurements are approximate for ease of reading. This literature does not form part of any offer, warranty or contract. All negotiations shall be conducted through this office.

Company Reg. No. OC 392088



Property Reference: CB10280

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 All mains connected. Gas fired central heating. Upvc framed double

(none tested) 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.

