

142 Main Street • Pembroke
Pembrokeshire • SA71 4HN
Tel: (01646) 621500 •
Email: info@owenandowen.co.uk
Website: www.owenandowen.co.uk

OWEN & OWEN

CHARTERED SURVEYORS

**SELF CONTAINED GROUND FLOOR OFFICE SUITE
MEDIATION HOUSE
74 STOCKWELL ROAD, LLANION PARK
PEMBROKE DOCK, SA72 6TQ**

On behalf of our clients we are instructed to offer a new Lease on surplus office accommodation at Stockwell Road, Llanion Park, Pembroke Dock

LOCATION:

The office accommodation is situated on the Llanion Industrial Estate in Pembroke Dock, a popular industrial estate of mixed office and industrial users located within walking distance of Pembroke Dock with all its amenities.

DESCRIPTION:

The premises comprise a self-contained suite of offices with parking for approximately 6 cars (more may be available by agreement).

ACCOMMODATION:

Entrance Hall:	9'3" x 20'	185 sq.ft.	17.18 sq.mtrs. (approx.)
Office 1:	8'6" x 16'6"	140 sq.ft.	13.00 sq.mtrs.
Office 2:	11'3" x 6'3"	70 sq.ft.	6.50 sq.mtrs.
Main Office:	11'3" x 13'3"	149 sq.ft.	13.84 sq.mtrs.
W.C.'s:	Ladies and gents w.c.'s		

TERMS:

Rent: £3,500 per annum exclusive

Rates: Rateable Value £2,450 – Please note small business rate relief may be available and interested parties should make their own enquiries with Pembrokeshire County Council

Repairs: The Tenant will be responsible for the internal repairs and all window glass.

Insurance: The Landlord will insure the building and the Tenant will be responsible for reimbursing a fair proportion to be agreed between both parties.

Term: 3 years (some flexibility may be available depending upon individual Tenants requirements).

Landlord & Tenant Act 1954: The Lease will be contracted out of the Security Provisions of the Landlord & Tenant Act 1954

Costs: Each party will bear their own legal costs.

Viewing: Strictly by appointment with the letting agents Owen & Owen

NOTE: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.