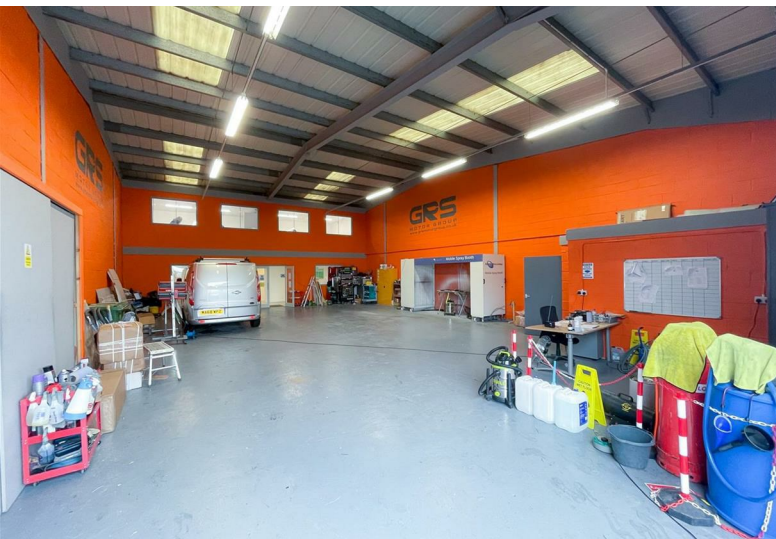


Unit 3 Poolman Court, SA72 4RZ



Per Annum £10,500 Per Annum



Modern light industrial unit of approx. 270 sq. metres (2900 sq. feet). Recently decorated and refurbished internally, providing a large workshop space, with reception area and offices to the rear.

Purpose-built in block of 4 on a popular, strategically located Business Park, well placed to serve both the north and south of the County, with the Cleddau Bridge in close proximity. 3 Poolman Court is prominently situated in the centre of the block with car parking to front.



RK & son
Lucas
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RICS





Ground Floor

Workshop

Roller shutter door, pedestrian door, overhead lighting

Kitchen

1.80m x 1.50m (5'11" x 4'11")
Base units, water connection, window to front

WC

Close coupled lavatory, hand basin, window to front

Reception

2.50m x 6.10m (8'2" x 20'0")
Glass panelled double doors, wood effect flooring, window looking o

Office

2.50m x 4.30m (8'2" x 14'1")
Wood effect flooring, window overlooking workshop

Staff Room/Kitchenette

1.90m x 5.30m (6'3" x 17'5")
Worksurface, wood effect flooring, key pad
secure door, automatic lighting

First Floor

Office

4.50m x 5.20m (14'9" x 17'1")
Fitted carpet, 2 x windows overlooking workshop

Office

4.50m x 5.30m (14'9" x 17'5")
Fitted carpet, 2 x windows overlooking workshop

General Notes

Automatic lighting with choice of daylight, natural or warm settings
Superfast broadband with hardwire connection points throughout
Fire and smoke detectors wirelessly linked, plus emergency lighting

Rental

£10,500 per annum (exclusive of rates), payable quarterly in advance.

Term

Lease to be assigned for the remaining 2 year and 7 months of the current lease (ending on 31st January 2024), with the option to extend if required

Repairs/Decoration

Tenant's responsibility upon full repairing basis

Planning Permission

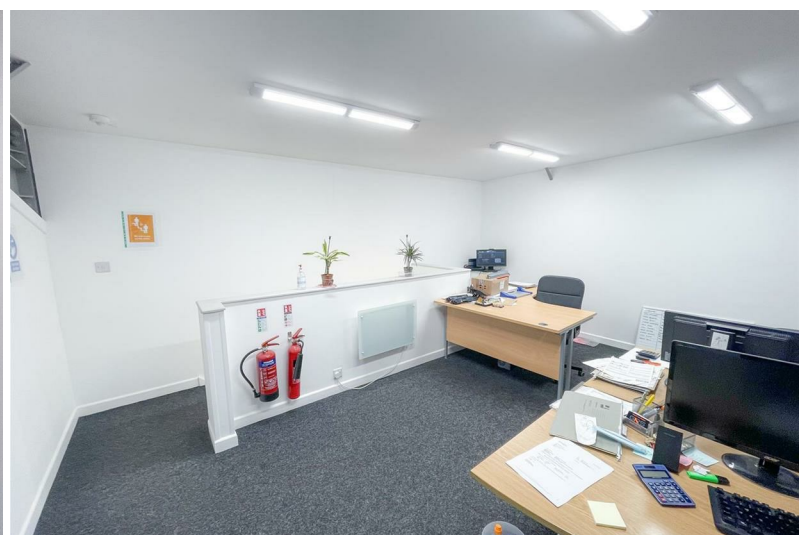
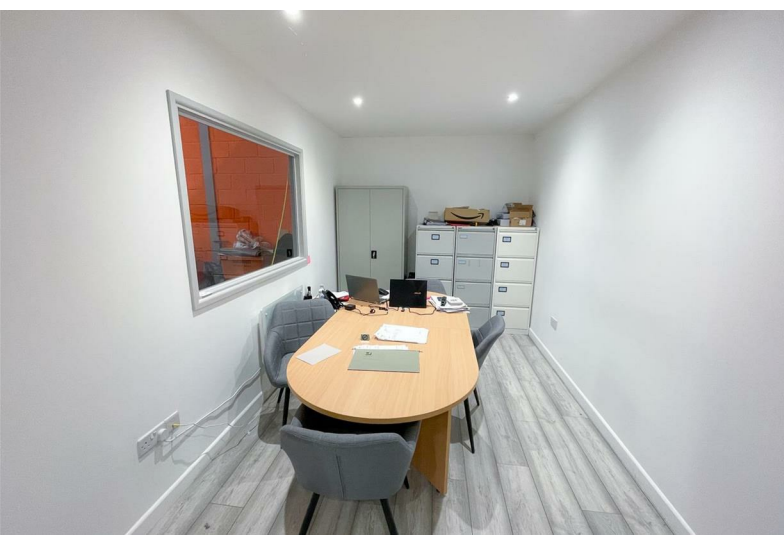
All enquiries to the Planning Department of Pembrokeshire Council (01437 764551)

Commercial Energy Performance Certificate

A Commercial EPC is available for inspection at the Haverfordwest offices of R K Lucas & Son

Separate Secure Compound

Available by separate negotiation





From our Haverfordwest office take High Street, Dew Street, Milford Road and Merlins Hill. Take the third exit off the roundabout towards Johnston. Pass through Johnston then take the first exit onto the A477 towards Pembroke Dock. Continue on this road, over the bridge and into Pembroke, then take the first exit off Waterloo roundabout to stay on the A477. Poolman Court is part of the second industrial estate on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.