



Offices at Western Tangiers, Tangiers, Haverfordwest

£1,667 pcm

Spacious ground and first floor offices (438 sq.m) near Haverfordwest, with reception, kitchen, toilets, easy access, and ample parking in a quiet commercial area off the A40.

Council Tax band: TBD



A prime opportunity to take the lease of these ground and first floor offices situated in a convenient location on the outskirts of the County town of Haverfordwest. The offices are accessed via a ground floor reception area and extend to approximately 438 sq.m (4,719 sq.ft.), including kitchen/staff room and male and female toilet facilities.

The property is located in a quiet commercial development just off the main A40 trunk road that runs between Haverfordwest and Fishguard and benefits from easy access and plentiful parking.

Reception

Dimensions: 4.43 x 6.60 (14'6" x 21'7").

Open-plan Office

Dimensions: 8.84 x 12.96 (29'0" x 42'6"). Windows to the front and side, plentiful power-points

Supervisors office

Dimensions: 2.80 x 4.44 (9'2" x 14'6").

Meeting room

Dimensions: 4.46 x 4.41 (14'7" x 14'5").

Male WC

Dimensions: 2.48 x 1.38 (8'1" x 4'6"). Close coupled lavatory, urinal, hand basin

Female WC

Dimensions: 2.84 x 1.97 (9'3" x 6'5"). Close coupled lavatory, hand basin

Staff room

Dimensions: 8.98 x 4.33 (29'5" x 14'2").

Landing

Stairs lead up from the ground floor reception area to the first floor landing

Open-plan Office

Dimensions: 9.00m x 5.95m (29'6" x 19'6"). Dual aspect windows, plentiful power-points

Open-plan Office

Dimensions: 11.10m max. x 8.90m (36'5" max. x 29'2"). Dual aspect windows, plentiful power-points

Supervisors Office

Dimensions: 4.50m x 3.80m max. (14'9" x 12'5" max.).

Managers Office

Dimensions: 4.50m x 5.20m (14'9" x 17'1"). Built-in storage cupboards

Office/Store

Dimensions: 4.40m x 2.90m (14'5" x 9'6").

Kitchen/Staff Room

Dimensions: 3.10m x 4.20m (10'2" x 13'9"). Base and wall units, single drainer sink, built-in storage cupboard

Male WC

Dimensions: 2.90m x 1.90m (9'6" x 6'3"). Close coupled lavatory, urinal, hand basin

Female WC

Close coupled lavatory, hand basin

Tenure

Lease terms to be negotiated - £20,000 per annum on a fully insuring and repairing basis.

Commercial Energy Performance Certificate

Rating: C - 73

Rateable Value

Current rateable value (1 April 2023 to present) £31,500

Future rateable value (from 1 April 2026) £32,500



Floor 0



Floor 1

Approximate total area⁽¹⁾

438.48 m²

4719.8 ft²

Reduced headroom

3.07 m²

33.07 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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