



## Unit 12, Priory Park, Thornton Industrial Estate

£2,500 pcm Leasehold

Detached 504 sq m industrial unit on 0.5 acres in Thornton Industrial Estate. Includes offices, staff areas, secure yard, parking and flexible use. Available from 15 November 2026.



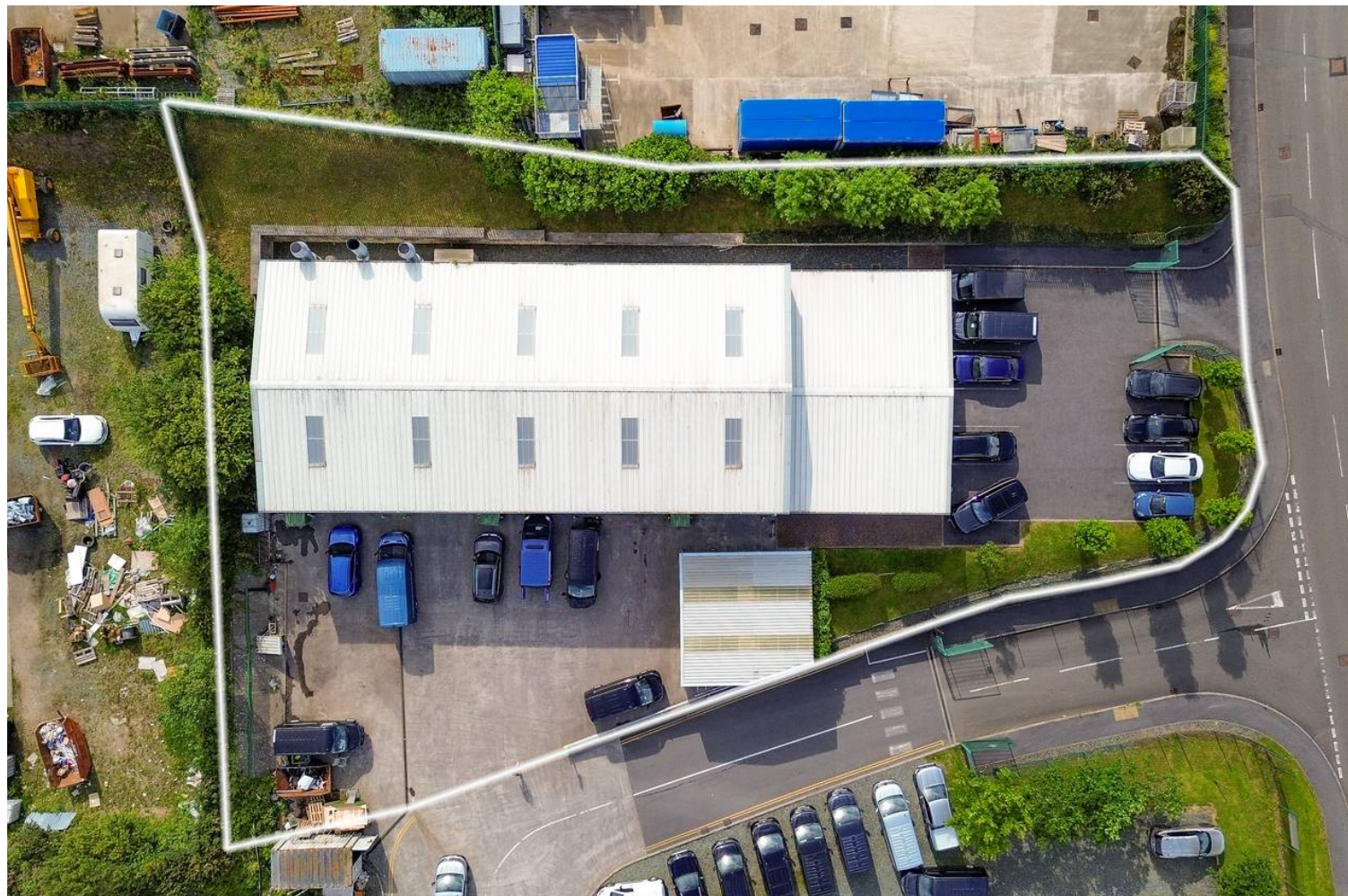
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**Available: November 2026**

A substantial detached industrial unit situated within the established Thornton Industrial Estate, Milford Haven, offering approximately 504 sq m (5,425 sq ft) of accommodation on a secure site extending to approximately 0.5 acres.

The property comprises a high-quality steel portal frame workshop/industrial unit together with well-presented ancillary accommodation including offices, staff facilities and WC provision, providing versatile premises suitable for a range of industrial, trade counter, storage, workshop and commercial uses (subject to any necessary consents).

Externally, the property benefits from a secure gated compound incorporating a tarmac parking area together with a substantial concrete yard and circulation space, providing excellent vehicle access, manoeuvring and operational flexibility.

The premises are currently utilised as a van leasing and repair facility, with previous occupiers having undertaken property maintenance and construction-related activities, demonstrating the adaptability of the accommodation.

The property occupies a convenient location within Thornton Industrial Estate, one of Pembrokeshire's principal commercial and industrial areas, with good access to the A4076 and wider Pembrokeshire road network.

**Main Unit**

99' 10" x 44' 9" (30.42m x 13.64m)

**Entrance**

12' 2" x 7' 8" (3.71m x 2.33m)

**Office**

12' 1" x 13' 0" (3.69m x 3.95m)

**Office**

20' 6" x 25' 10" (6.26m x 7.88m)

**Storeroom**

10' 0" x 5' 1" (3.05m x 1.55m)

**Hallway****Toilet facilities**

Male, female and accessible WCs

**Kitchen**

12' 4" x 9' 10" (3.77m x 2.99m)

**Staff room**

13' 1" x 12' 3" (3.99m x 3.74m)

**Office**

7' 10" x 12' 3" (2.39m x 3.73m)

**Plant room**

5' 1" x 8' 1" (1.55m x 2.46m)

**Lease Term**

A new lease is available on terms to be agreed.

**Rental Bond**

A rental bond equivalent to three months' rent will be required.

**Insurance**

The tenant will be responsible for reimbursing the landlord's building insurance premium.

**Repairs**

The tenant will be responsible for maintaining the premises in good repair and condition. Further details will be set out within the lease.

**VAT**

All figures quoted are exclusive of VAT. VAT is applicable and will be charged at the prevailing rate.

**Business Rates**

Current Rateable Value (effective from 1 April 2026): £23,500. Interested parties should make their own enquiries with the local rating authority to confirm the rates payable and any reliefs that may be available.

**Commercial EPC**

EPC Rating: D (81). A copy of the Energy Performance Certificate is available upon request.



## YARD

Externally, the property benefits from a secure gated compound incorporating a tarmac parking area together with a substantial concrete yard and circulation space



Approximate total area<sup>(1)</sup>  
531.7 m<sup>2</sup>  
5724 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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