Jenkins Best

Industrial
TO LET



Unit 25, Pentood Industrial Estate, Station Road, Cardigan, SA43 3AG

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	4,973 sq ft / 462.01 sq m
Rent	£20,000 per annum plus VAT
Service Charge	£2,500 per annum plus VAT of the year ending June 2025
Rates Payable	£10,291 per annum based on 2026 Valuation
Rateable Value	£20,500

Key Points

- Well located light industrial /warehouse unit
- Close proximity to Cardigan town centre
- 1 x level roller shutter door (width 3.6 metres, height 3 metres)
- Maximum eaves height 4.8
- Semi-detached unit with large yard area
- Open plan warehouse with integral office and WC facilities
- Minimum eaves height 2.8 metres

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Rateable Value	£20,500
Service Charge	£2,500 per annum plus VAT of the year ending June 2025
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£665 per annum plus VAT for the year ending December 2025
EPC Rating	C (63)

Description

Unit 25 is a semi-detached industrial / warehouse unit with its own large yard area / compound

Location

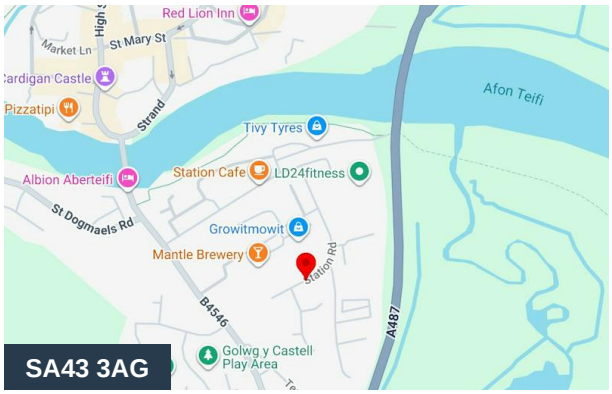
Pentood Industrial Estate is strategically located within walking distance of Cardigan town centre. The estate is positioned to the south of the River Teifi and is recognised at the town's main trade counter / mixed commercial estate with occupiers including LBS Builders Merchants, CEF, and City Plumbing Supplies. The estate benefits from excellent road access with the main A487 coast road from Fishguard to Aberystwyth bypassing the town which also has main road links via the A478 to Narberth/Tenby area of south Pembrokeshire as well as via the A484 to Carmarthen and onwards to the M4 motorway.

Specification

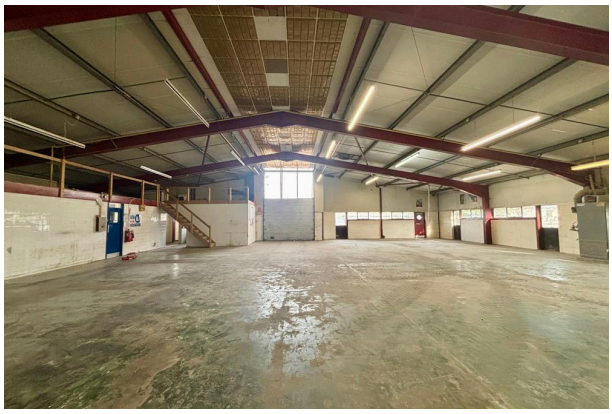
Open plan warehouse with integral office and WC facilities
1 x level roller shutter door (width 3.6 metres, height 3 metres)
Minimum eaves height 2.8 metres
Maximum eaves height 4.8 metres

Terms

Unit 25 is available by way of a new full repairing and insuring Lease for a term of years to be agreed.







Viewing & Further Information



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