



Office Suite B, Building 12 Pembrokeshire County Showground, £4,000 Per annum

Refurbished Offices
Shared WC & Kitchen Facilities
Ample Car Parking
Easy Access To A40 & Haverfordwest



DESCRIPTION

Self contained offices of approximately of 369 sq ft (34.33 sq m) which have been redecorated and recarpeted and are ready for immediate occupation. Kitchen and WC facilities are shared with other occupiers in the block. Externally there is plenty of car parking.

LOCATION

Haverfordwest is Pembrokeshire's county town and is the largest settlement in the area as well as being home to the main county council offices and regional hospital. It is also the main centre for retail in the county. The town is served by the A40 trunk road from Cardiff and Swansea to the east to Fishguard, with its ferry port to the north, as well as having a main road link via the A477 to Milford Haven and the Cleddau Bridge to the south. The town is therefore well suited for distribution throughout the county.

The town is also home to the Pembrokeshire Showground well known for its agricultural show held each August over three days. The premises are located on the showground.

ACCOMMODATION

Newly decorated and carpeted ready for occupation, total 369 sq ft (34.33 sq m)

TENURE

Available on a tenancy on terms to be agreed.

RENT

The rent is £4,000 per annum (equating to approx £76.93 / week) with the tenant to make a contribution of £30/month towards the cost of electricity.

VAT

VAT will be payable on the rent.

COUNTY SHOW

Please note that during the Pembrokeshire County Show there may be the need to vary access arrangements.

AVAILABILITY

Immediately upon completion of legal formalities.

VIEWING

ARRANGEMENTS

Please contact David Cochlin in our Commercial Department on 01834 861810 or via email to dc@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday 9am to 5.30pm.

PLEASE NOTE

Any appliances and services listed on these details have not been tested.

DIRECTIONS

At the Withybush roundabout at the north end of the Haverfordwest by-pass (A40), take the exit signposted for the Showground. At the main entrance, turn left into the Showground itself and then take the first turning right and the premises will be found on the right hand side after approximately 100 yards.