

# TO LET

QUALITY DUAL FRONTED WAREHOUSE WITH YARD

029 2037 8921



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25 Park Place, Cardiff CF10 3BA



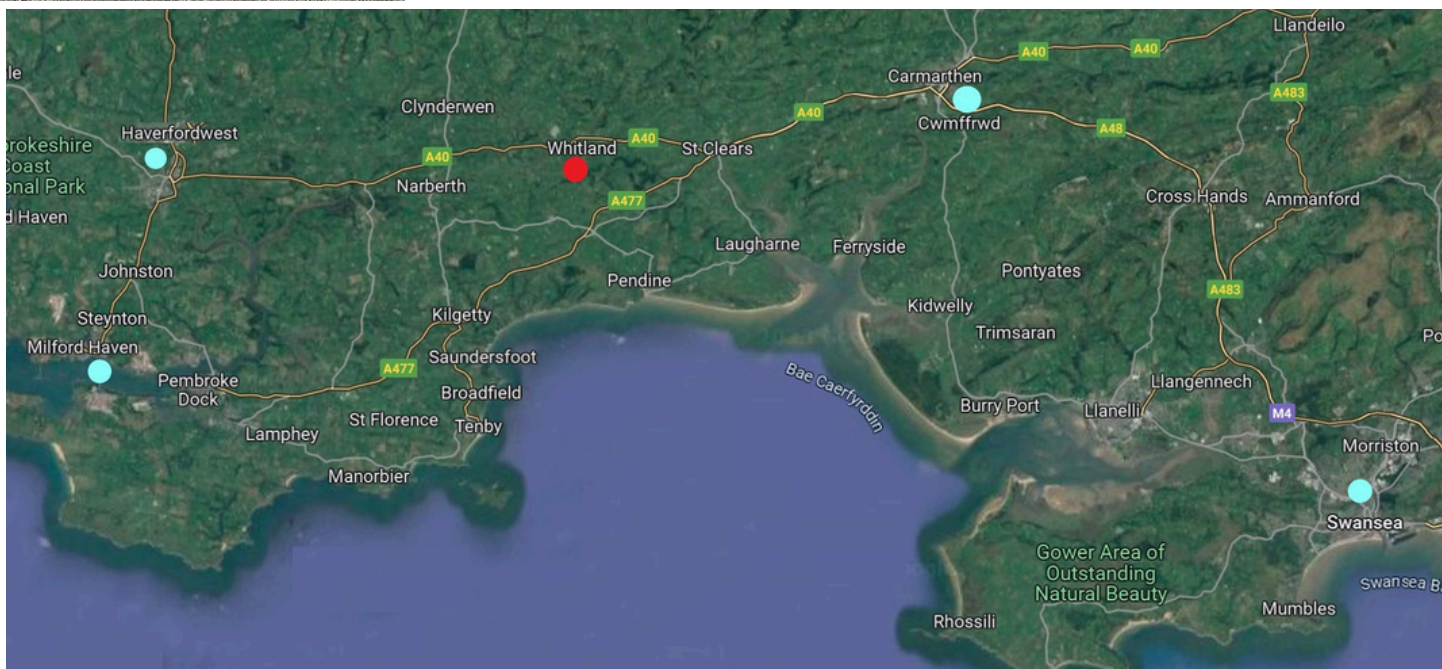
**Fletcher  
Morgan**

Unit 2

Unit 1

Unit 2, Spring Gardens Park, Whitland SA34 0HN





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## Location

Whitland is a West Wales town situated 40 miles to the North West of Swansea and some 80 miles from Cardiff to the East. To the West is Carmarthen approximately 14 miles, Haverfordwest 16 miles and The Port of Milford Haven 24 miles.

Whitland is situated on the A40 which connects to the A48 and in turn onto junction 49 of the M4 motorway.

## Description

The site consists of modern industrial warehouse buildings which are of steel portal frame providing clear floorspace and having the benefit of both loading dock and loading ramp, 3 automatic and 1 manual roller shutter doors, as well as a large yard area (available separately). Unit 2 benefits from the following:

- one loading dock and one loading ramp
- 3 automatic roller shutter doors, 1 manual roller shutter door
- height varied from 3.9m - 5.2m
- 5.5m min eaves, 7.2m apex
- Toilet facilities and managers office
- Warehouse lighting
- 24 hour operating license for transport

To the south of the site is circa 3.8 acres of levelled yard space that is available with the units or separate.

## Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

**Unit 2 Warehouse = 15,828 sq.ft. | 1,471 sq.m.**

## Rates

The current Rateable Value of the property for the period 2025/26 is based on UBR multiplier of £0.568p. The Rates Payable for 2025/26 are as follows:

**Rateable Value = £36,500**

**Rates Payable = £20,732**

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

## Tenure

The subject property is available on a Full Repairing and Insuring basis.

## Rent

**£99,000 per annum plus VAT**

## Yard area available

## Energy Performance Certificate

D95

## VAT

All figures quoted are exclusive of V.A.T. where applicable.

## Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

## CONTACT

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**RICS**

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28/03/2025

**Fletcher  
Morgan**