

TO LET

GOOD QUALITY WAREHOUSE UNITS UP TO 32,051 SQ. FT.

029 2037 8921

fletchermorgan.co.uk

28 Park Place, Cardiff CF10 3BA



**Fletcher
Morgan**

Units 1&2 Spring Gardens, Whitland SA34 0HN







Accommodation

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

Unit 1

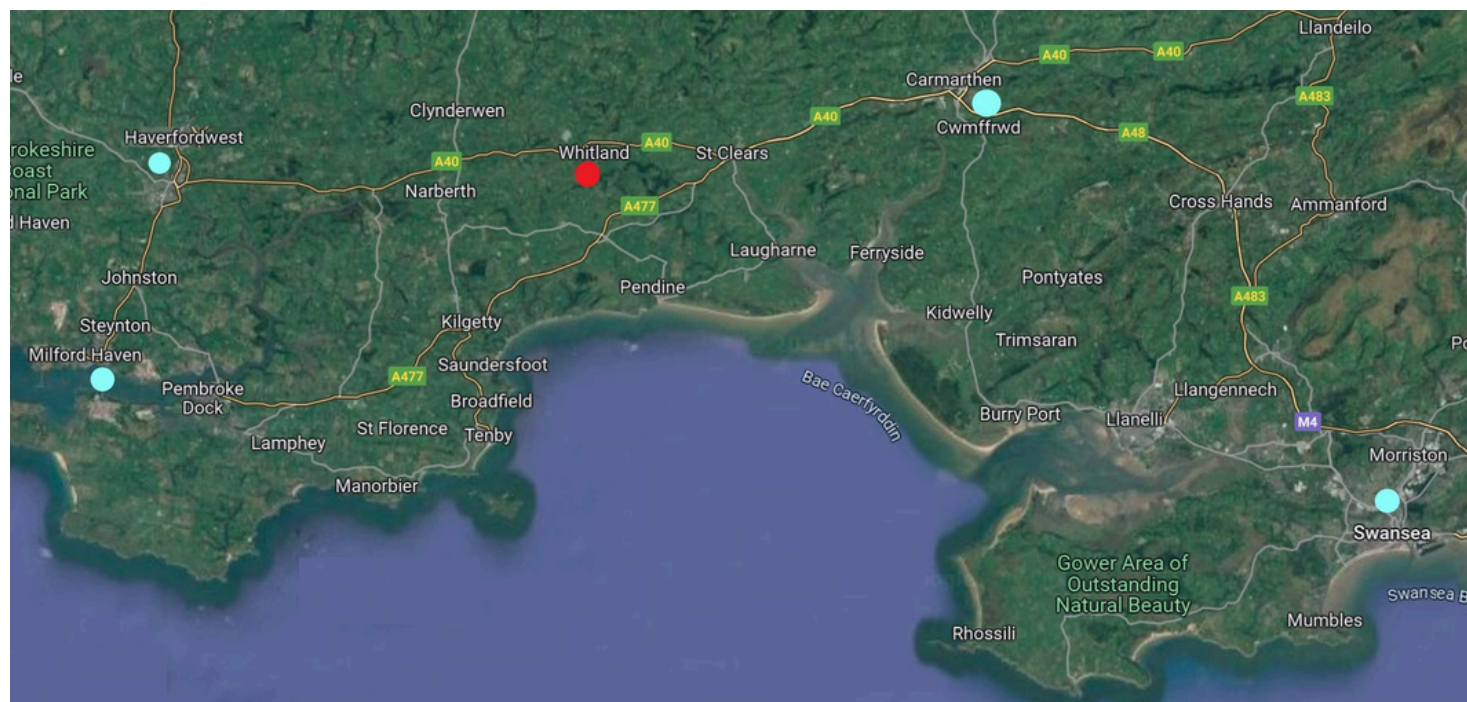
Offices	= 2,252 sq.ft.	209.21 sq.m.
Warehouse	= 13,971 sq.ft.	1,297.95 sq.m.
Total	= 16,223 sq.ft.	1,507.16 sq.m.

Unit 2

Warehouse	= 15,828 sq.ft.	1,471 sq.m.
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Dividing wall can be removed to make one larger unit of 32,051 sq.ft.

Up to 4 acres of levelled yard space available separately at £25,000 per acre per annum.





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. There are EV charging stations 0.4 miles away.

Description

The site consists of two 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). The units benefit from the following:

Unit 1

- 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
- 350 kVA, with access to 900 kVA on the wider site
- Main office accommodation benefits from boardroom, shower block, canteen area and managers office
- Warehouse lighting
- 24 hour operating license for transport

Unit 2

- 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 4 acres of levelled yard space that is available separately.

The dividing wall can be removed to make one larger unit.

Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.502p

Rateable Value = Unit 1 - £45,750 | Unit 2 - £38,000

Rates Payable = Unit 1 - £22,967 | Unit 2 - £19,076

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

Unit 1 - £99,000 per annum | Unit 2 - £99,000 per annum

Up to 4 acres of yard available separately at £25,000 per acre per annum

Energy Performance Certificate

Unit 1 - C69 | Unit 2 - 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.

What3Words

[rollers.glow.scatters](https://www.what3words.com/rollers.glow.scatters)

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

Matthew Jones

📞 029 2034 7054

📠 07968 769325

🌐 [/MatthewJones](https://www.fletchermorgan.co.uk/MatthewJones)

✉️ matthew.jones@fletchermorgan.co.uk

