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TO LET

SPRING GARDENS PARK, WHITLAND, CARMS., SA34 0HN

Dual Fronted Warehouses Plus Potential Yard

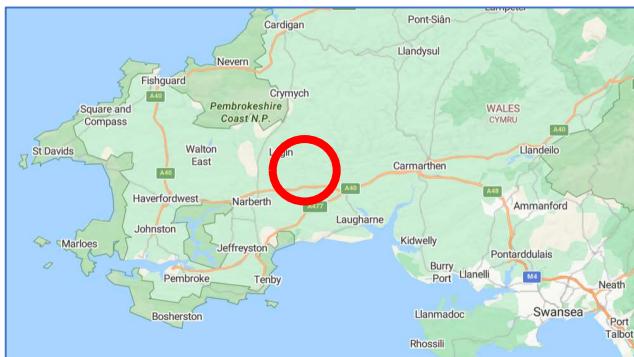


- Adjoining Workshop/Warehouses Within Secure Estate
- Of 16,223 Sq.Ft. & 15,528 Sq.Ft. - Potential To Be Combined
 - Additional Potential Yard
- Established Trading Location To Service West Wales & Sea Ports

Location (SA34 0HN)

The properties are situated in Whitland in the heart of Carmarthenshire, West Wales. Located some 14 miles west of Carmarthen and 40 miles north west of Swansea the town is located close to the major trunk roads the A40 and A48 which connect the area to Tenby & Saundersfoot, and J. 49 of the M4.

Whitland is also well positioned to service West Wales, the oil refinery and areas surrounding Milford Haven, and the major sea ports of Pembroke Dock & Fishguard. The location of Whitland can be seen on the map below.



Description

The properties comprise 2 adjoining workshop/warehouse properties situated within a larger industrial complex constructed during the 1990's. The complex has subsequently been subdivided to provide a variety of storage and production facilities, and each property benefits from the following:

- steel portal framed construction;
- insulated walls/roof inc. translucent panels;
- minimum eaves height of 5.2m. rising to 7.00m;
- solid concrete floors;
- each unit with min. 3x. automatic loading doors;
- both dock and ground level loading facilities;
- office & ancillary accommodation ;

Accommodation (Gross Internal Area)

	Sq.Ft.	Sq.Ft.
UNIT 1		16,223
<i>Inc.:</i>		
Warehouse	13,971	
Office/ancillary	2,252	
UNIT 2		15,828
TOTAL		32,051

Additional Yard/Compound

There is also the potential to lease an additional area of yard/compound of c.3.8 ac.— further details are available on request.

Energy Performance Certificates (EPC)

The properties have the following current EPC assessments:

- Unit 1 – 47 - Band B
- Unit 2 – 95 - Band D

Mains Services

The property benefits from the provision of mains services including 3x phase electricity, water and drainage.

Due to the presence of a sub-station on site there is the potential to supply 900 KVA.

Business Rates (2023)

Unit 1	Rateable Value	£37,000
Business Rates Payable 2025/26		£20,794 pa.
Unit 2	Rateable Value	£36,500
Business Rates Payable 2025/26		£20,513 pa.

User

The estate has an overall consent for Use Classes B1, B2, B8 as defined by the Town & Country (Use Classes Order 1987), and also benefits from a 24 hour operating licence

Tenure

The units are available either individually or collectively on new full repairing and insuring leases for minimum terms of 3 years.

Quoting Rents

Unit 1	£99,500 pa.
Unit 2	£98,000 pa.

Further Information For Business

For further information please contact:

Welsh Assembly Government (Business Wales) on **03000 60 3000** www.businesswales.gov.wales

Carmarthenshire County Council on **01267234 567** or direct@carmarthenshire.gov.uk

VAT

All figures quoted are exclusive of VAT which will be charged.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

Viewing

For further information or to arrange an inspection please contact the joint letting agents:



Michael Bruce MRICS:
Mobile: 07920 144 603
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SUBJECT TO CONTRACT

JUNE 2025

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