

# UNIT 4, PARC ABERPORTH

CEREDIGION SA43 2BN



**High quality office with parking TO LET on flexible lease terms**

Available in flexible sizes from 452 sq ft (41.99 sq m) to 4,393 sq ft (408.13 sq m)

BREEAM "Very Good" - suspended ceilings - raised floors - FAST broadband available - DDA compliant - ample parking

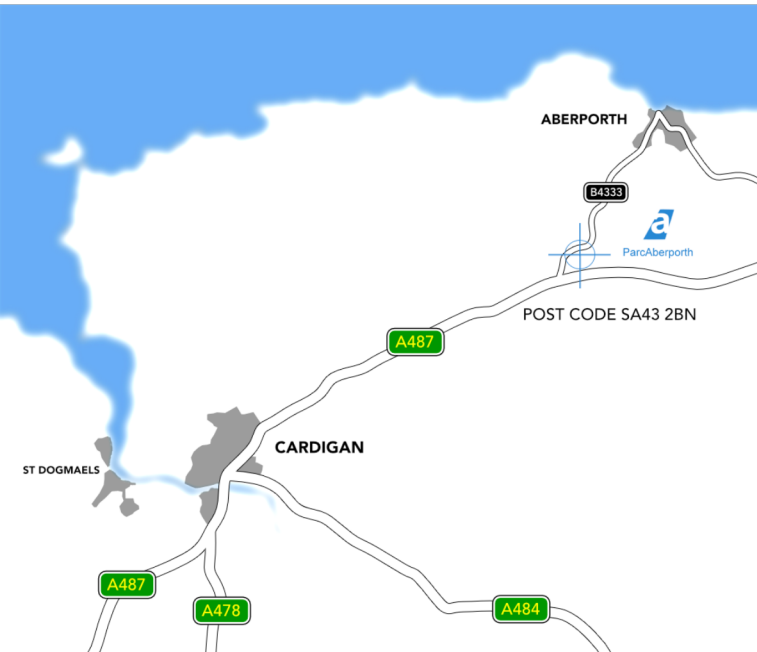
**stuarthogg**  
property consultants  
[www.stuarthogg.com](http://www.stuarthogg.com)  
**029 2125 0050**



## LOCATION

Parc Aberporth is located north east of Cardigan with access provided from the A487 and the B4333 link road. There is direct access off the roundabout junction.

Unit 4 is located towards the rear of the park off the main estate road.



Cardigan town centre	5 miles
Aberaeron	17 miles
Aberystwyth	33 miles

The location is suitable for a range of commercial and office users not necessarily connected with the aviation sector although the proximity of the West Wales Airport and services available makes the property particularly suitable for occupiers in this sector.

## DESCRIPTION

Unit 4 is a detached, two storey office building in a landscaped, business park setting.

The building is of modern, steel frame design with double glazed windows to front and rear elevations affording excellent natural light.

The accommodation has the following specification:

- suspended ceilings
- VDU compatible lighting
- raised floors
- gas (LPG) central heating
- communal wc facilities - door entry system
- access to Superfast FTTP and ethernet broadband
- 8 person lift

## ACCOMMODATION

The property is available in suites from **452 sq ft (41.99 sq m) to 4,393 sq ft (408.13 sq m)** with quoting rents as follows:

Unit A	37.37 sq m	402 sq ft	LET
Unit B	106.62 sq m	1,148 sq ft	LET
Unit C	106.62 sq m	1,148 sq ft	£9,200 pa
Unit D	41.99 sq m	452 sq ft	£4,000 pa
Unit E	408.13 sq m	4,393 sq ft	£30,000 pa

## TERMS

The property is offered by way of a new full repairing and insuring lease for a minimum term of 3 years.

There will be an estate service charge and a building service charge covering maintenance and repair of common parts.

## VAT

VAT will be payable on the rent and service charge.

## PLANNING

The property has planning consent for B1 (office) use.

## BUSINESS RATES

The property has the following Rateable Values in the 2023 Rating List:

Unit A	£3,400
Unit B	£8,700
Unit C	£8,700
Unit D	£3,850
Unit E	£28,000

Further details on rates payable are available from letting agents or by contacting the local billing authority directly, Ceredigion County Council (01970 633253).

## REFERENCES

Prospective tenants will be required to complete a business application form and provide financial information to enable the Landlord to undertake an appraisal prior to entering into a formal tenancy.

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## VIEWING & FURTHER INFORMATION

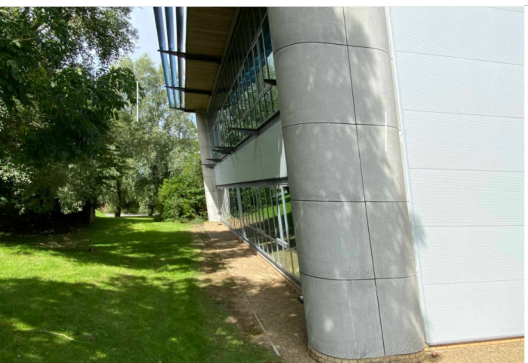
For further information or to arrange an appointment to view please contact agents:

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