



UNIT 2, PARC TEIFI BUSINESS PARK **CARDIGAN** SA43 1EW

Light industrial unit, Unit 2 Parc Teifi Business Park, CARDIGAN, SA43 1EW

MODERN LIGHT INDUSTRIAL / TRADE COUNTER unit on popular business park available **TO LET**

Comprising approximately **2,989 sq ft (277.7 sq m)** with trade counter and office

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LOCATION

Cardigan is a popular, regional, market town situated on the West Wales coastline and is also a popular tourist destination. The town lies approximately 25 miles north east of Haverfordwest with Aberystwyth some 35 miles to the north east and with A road access from the north and south and east providing excellent road connectivity.

Parc Teifi Business Park is located on the outskirts of Cardigan on the A487 with the town centre within a quarter of mile.

The Business Park is well established and is served by a number of good quality business units occupied by both local and national firms.

DESCRIPTION

The unit is of steel frame construction under a pitched profile sheet clad roof. Elevations are of brick with profile steel cladding above/ There is a central roof atrium providing good levels of natural light to the main space.

Minimum eaves height is approximately 3.5 metres.

To the front elevation there is an up and over shutter door entrance.

Internally, the accommodation comprises:

- Main area that has been partially fitted out as a trade counter with partitions and suspended ceiling (which could be removed)
- Front reception area
- Fluorescent lighting
- Loading bay with up and over electric shutter door
- Toilet facilities

Externally, there is a parking area to the front.

SERVICES

Three phase mains electricity, gas, water and mains drainage are connected. Heating is provided by a gas fired hot air blower and wall mounted electric heaters.

FLOOR AREAS

The property has an approximate gross internal floor area of approximately **2,989 sq ft (277.7 sq m)**.

BUSINESS RATES

The property has a Rateable Value of £15,500 in the 2026 Rating List. Prospective tenants should verify rates payable with the local billing authority.

TERMS

The property is offered by way of a new full repairing and insuring lease for a minimum term of 3 years at a rental of **£18,000 per annum exclusive**. There will be an estate service charge and contribution to building insurance.

VAT will be payable on the rent and service charge.

EPC

Energy Performance Certificate is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING & FURTHER INFORMATION

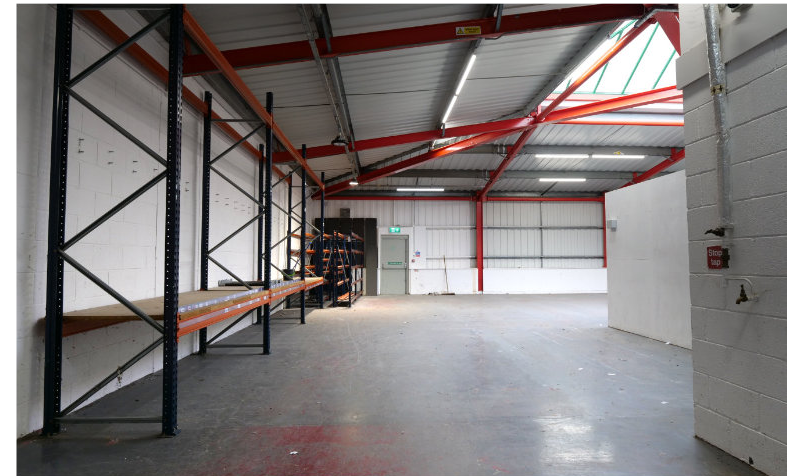
Viewing arranged strictly by appointment with sole agents:

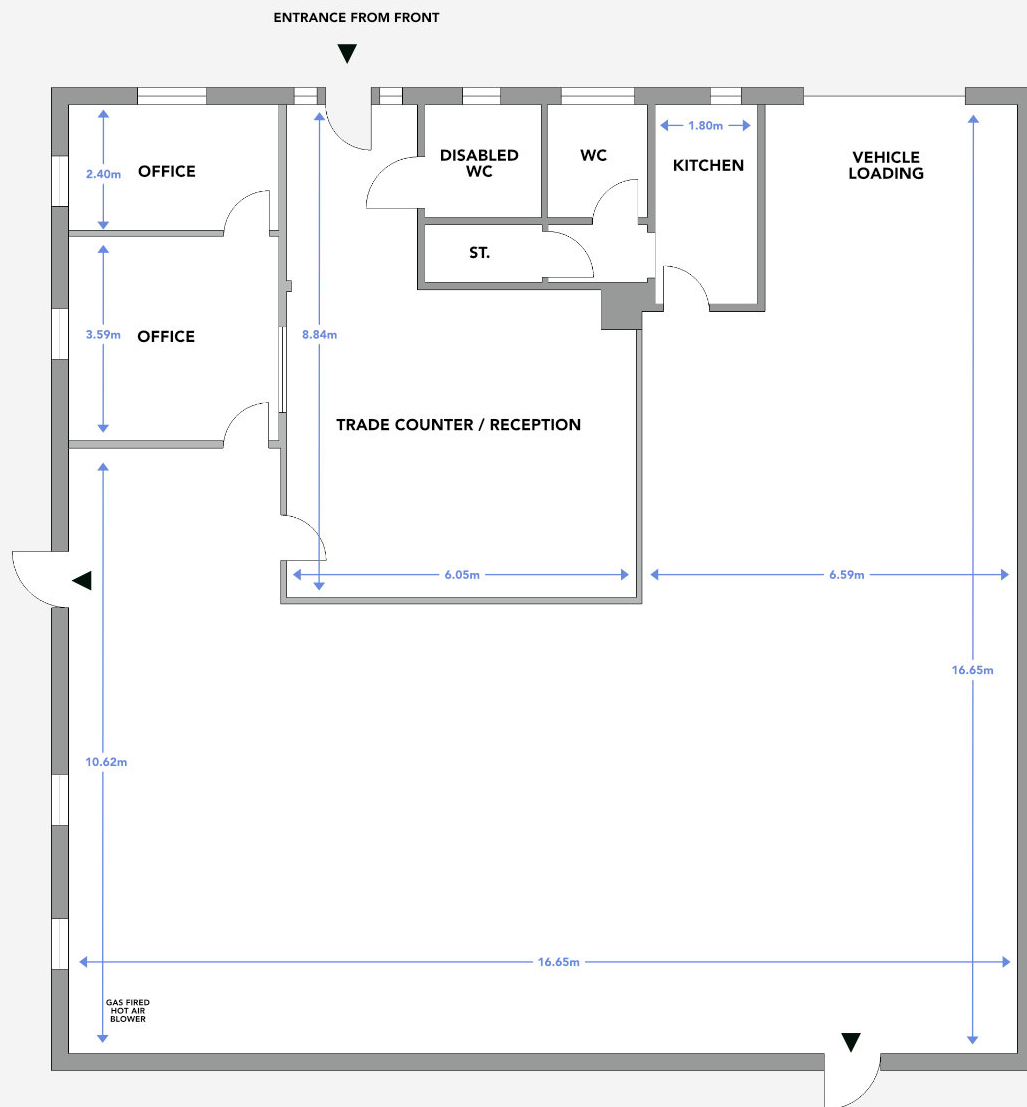
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A Welsh version of this brochure is available on request Mae fersiwn Cymraeg o'r llyfryn hwn gael ar gais

The Code for Leasing Business Premises in England and Wales 2020

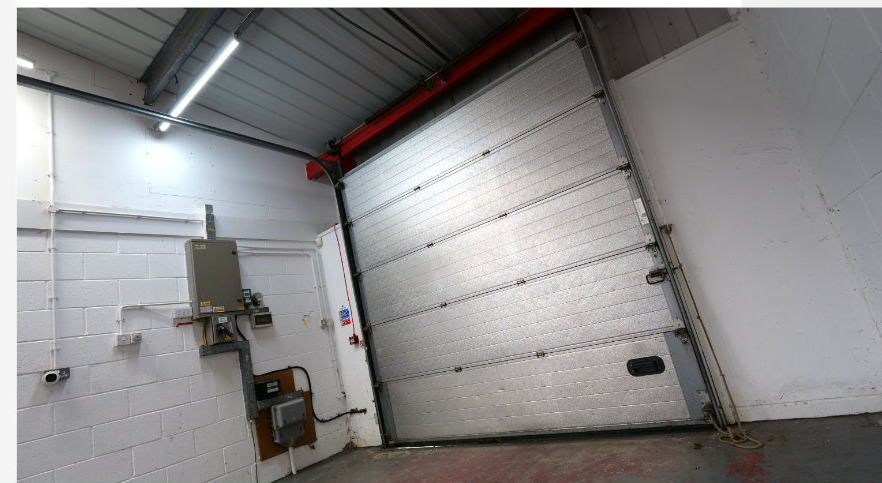
You should be aware that the Code recommends you seek professional advice before agreeing to sign a business tenancy agreement.





FLOOR PLAN

PLANS FOR ILLUSTRATION PURPOSES ONLY AND APPROXIMATE DIMENSIONS QUOTED





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