

**BP2**Land & Property  
Consultants

# Frederick House, Johnston, SA62 3AQ

**Final Suite Remaining**

## Summary

Centrally located, accessible new offices immediately available with onsite car parking, quality specification and flexible terms.

<b>Property Type</b>	Offices
<b>Tenure</b>	To Let
<b>Status</b>	Available
<b>Price</b>	£10,000 pa
<b>Size</b>	915 sq ft

- Central Accessible Location
- On Site Car Parking
- Superfast Fibre Now Available in the Building
- High Specification
- Flexible Terms Available
- Final Suite Remaining
- Existing Fit Out In-Situ
- BREEAM Very Good



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## Location

Johnston is situated in an accessible location equidistant between Haverfordwest, Broad Haven and Milford Haven. Haverfordwest is one of the main commercial centres in West Wales, and serves as a market town for much of Pembrokeshire, forming an important road network hub between Milford Haven, Pembroke Dock and Fishguard.

The subject site is situated in a prominent location on the corner of the A4076 / A477 junction, with access directly from the A477.

The site benefits from a key strategic location at the start of the new 'Bulford Road Improvement' works, which include an improved new roundabout junction on the corner of the A4076 / A477 junction intended to relieve HGV traffic from Milford Haven. The resulting effect has been an increase in vehicle flow along the A477 directly passing the subject site.

## Description

Brand new offices located in Frederick House, Johnston providing high quality office accommodation.

## Specification

The building benefits from the following specification:

- BREEAM very good (excellent for Energy)
- Raised fully carpeted flooring with floor boxes
- Recessed lighting & platform lift
- Oil fired central heating
- Male, female and disabled WC's & shower facilities
- Meeting room facility

## Accommodation

The property currently holds the following Net Internal Areas.

Suite	Sq ft	Sq M
Suite 1	LET to Towergate	LET to Towergate
Suite 2	915	86
Meeting Room	LET to Towergate	LET to Towergate
FF 1	LET to Celtic SMR	LET to Celtic SMR
FF 2	LET to Celtic SMR	LET to Celtic SMR
Total	915	86

The property benefits from ample on-site car parking.

## Tenure

The accommodation is available by way of a new effective full repairing and insuring lease via a service charge.

## Terms

The property is available on a Leasehold basis of a quoting rent of £10,000 pa.





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## Service Charge

A detailed service charge breakdown can be provided upon enquiry.

## Planning

The unit currently benefits from B1 planning consent for office use. We would encourage interested parties to make their own enquiries with the local planning authority in this regard.

## Business Rates

To be assessed.

## EPC

The property has an EPC rating of 19 (A).

A copy of the EPC document is available for download via the BP2 website.

## VAT & Legal Costs

All prices, premiums and rents are quoted exclusive of VAT. Each party is responsible for their own legal costs incurred in any transaction.



## Enquire now



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## BP2 Property Consultants

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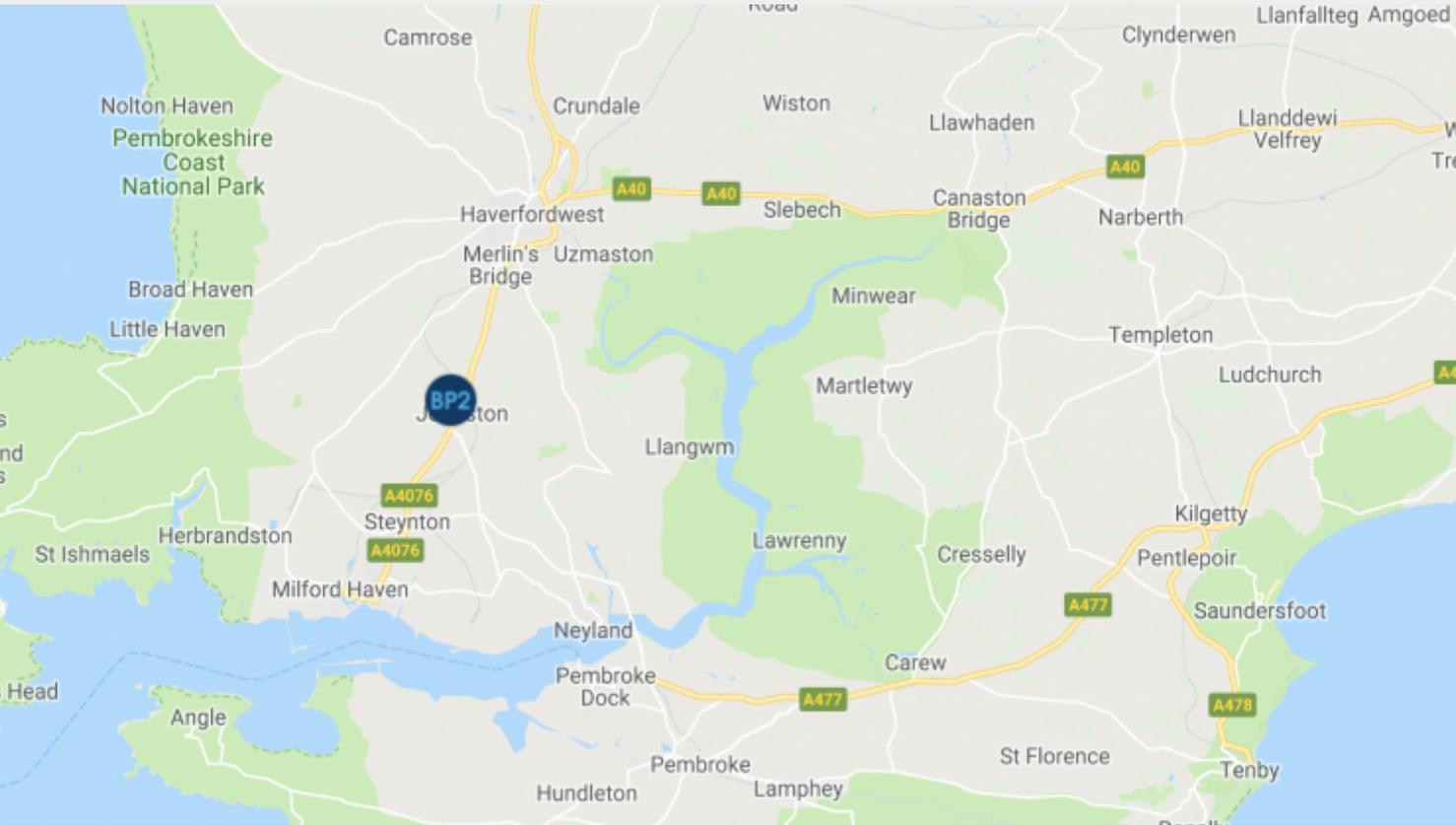
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221 High Street,  
Swansea SA1 1NW

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## Viewing and Further Information

For further information, or if you would like to arrange a viewing, please contact us.



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