



## Factory/Storage To Let Brynawelon, Cardigan, SA43 3NX

**£20,000**

Atcost Concrete Framed Building Approx 80' x 60'  
With Block Sides/Larch Lap Panelling, Perspex Sheeting Under Corrugated Roof  
3 Roller Doors  
Standing in Large Yard for On Site Storage  
£20,000 per annum F.R. & I.

## Atcost Building 80' x 60' (24.38m x 18.29m)



### Access

2 accesses from B4582, Croft - Glanrhyd road.

### Services

3 Phase electricity, mains water, private drainage.

### Local Authority

Pembrokeshire County Council

### Rateable Value

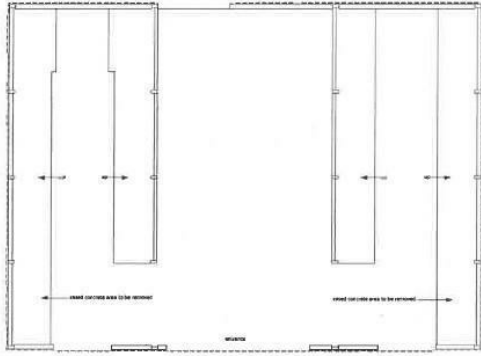
£13,000 (Effective date - 1st April 2023)



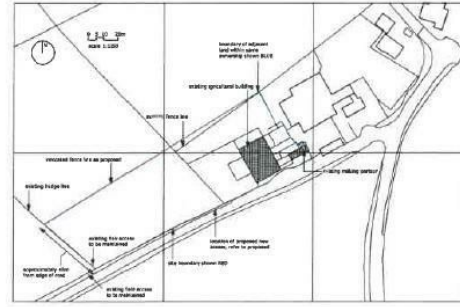
Plus - Office (13' x 10') and Welfare Area (24' x 13') available by separate negotiation

Site Plan CYM 602214 attached

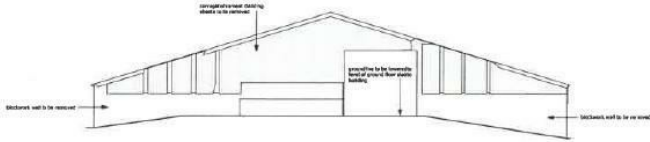
# Floor Plan



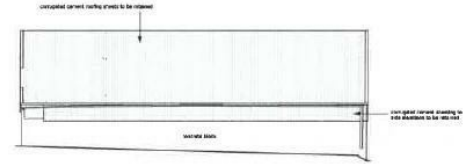
PLAN



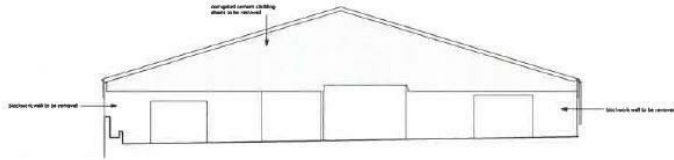
SITE LOCATION PLAN as EXISTING (scale 1:1250)



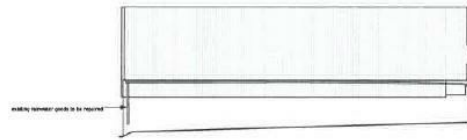
REAR (west) ELEVATION



SIDE (south) ELEVATION (Drawn outside the survey and as required by the client)



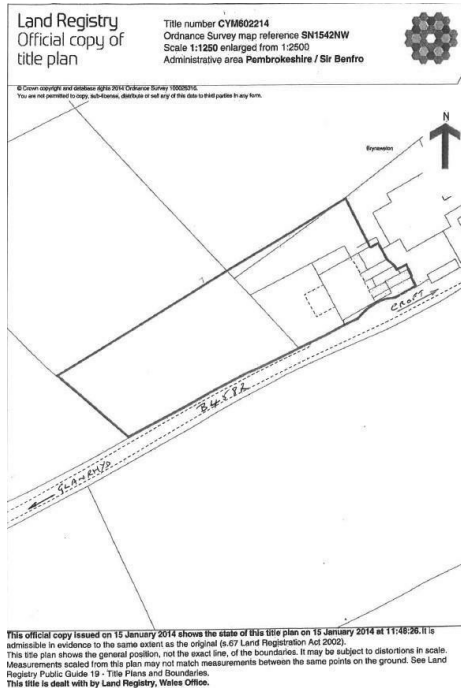
FRONT (east) ELEVATION



SIDE (north) ELEVATION

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# Land Map



# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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