



**STORAGE / INDUSTRIAL UNIT  
TO LET**

**GIA – 12,000 sqft / 1,114.84 sqm**

**With a Secure Compound  
11,690 sqft / 1,086 sqm**

**THE PILLAR WAREHOUSE  
ADMIRALTY WAY  
PEMBROKE DOCK  
PEMBROKESHIRE  
SA72 6JD**



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28 Windsor Place • Cardiff • CF10 3SG

## LOCATION

The Pillar Warehouse is a prominently situated storage/industrial unit on Admiralty Way within Pembroke Dock.

The unit is situated close to both Pembroke Dock and Pembroke Dock Ferry Terminal. The area benefits from a superb supply chain around the Port and local area and is close to renewable energy opportunities in the Celtic Sea.

## DESCRIPTION

Pillar Warehouse comprises a warehouse / industrial unit situated within its own large compound of 1,086 sqm providing excellent security and parking.

The property has a brand new roof with solar panels – giving the benefit of reduced electricity charges.

The unit has a wide roller shutter door 11.68m wide, 6.69m high and an eaves height of 7.58m with two gantry beams running the length of the warehouse.

Additional office space is available adjacent to the site in the adjoining Guardhouse – with terms available on request.

## ACCOMMODATION

The property provides the following approximate gross internal area:-

GIA	12,000 sqft	1,114.84 sqm
Secure Compound	11,690 sqft	1,086 sqm

## TENURE

The property is available on a new lease for a term to be agreed subject to 5 yearly upward only rent reviews on effective full repairing and insuring terms.

## RENT

£72,000 per annum plus VAT (including the compound).

## USE

Warehousing, light or heavy industrial.

## SERVICE CHARGE

Service charge details available upon request.

## INSURANCE RENT

£4,992.92 pa – subject to annual review.

## RATES

Our inspection of the VOA Website has confirmed the following:-

Rateable Value	£29,500
Rates Payable (2024/2025)	£16,579

## EPC

An EPC is being commissioned and will be available to interested parties.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

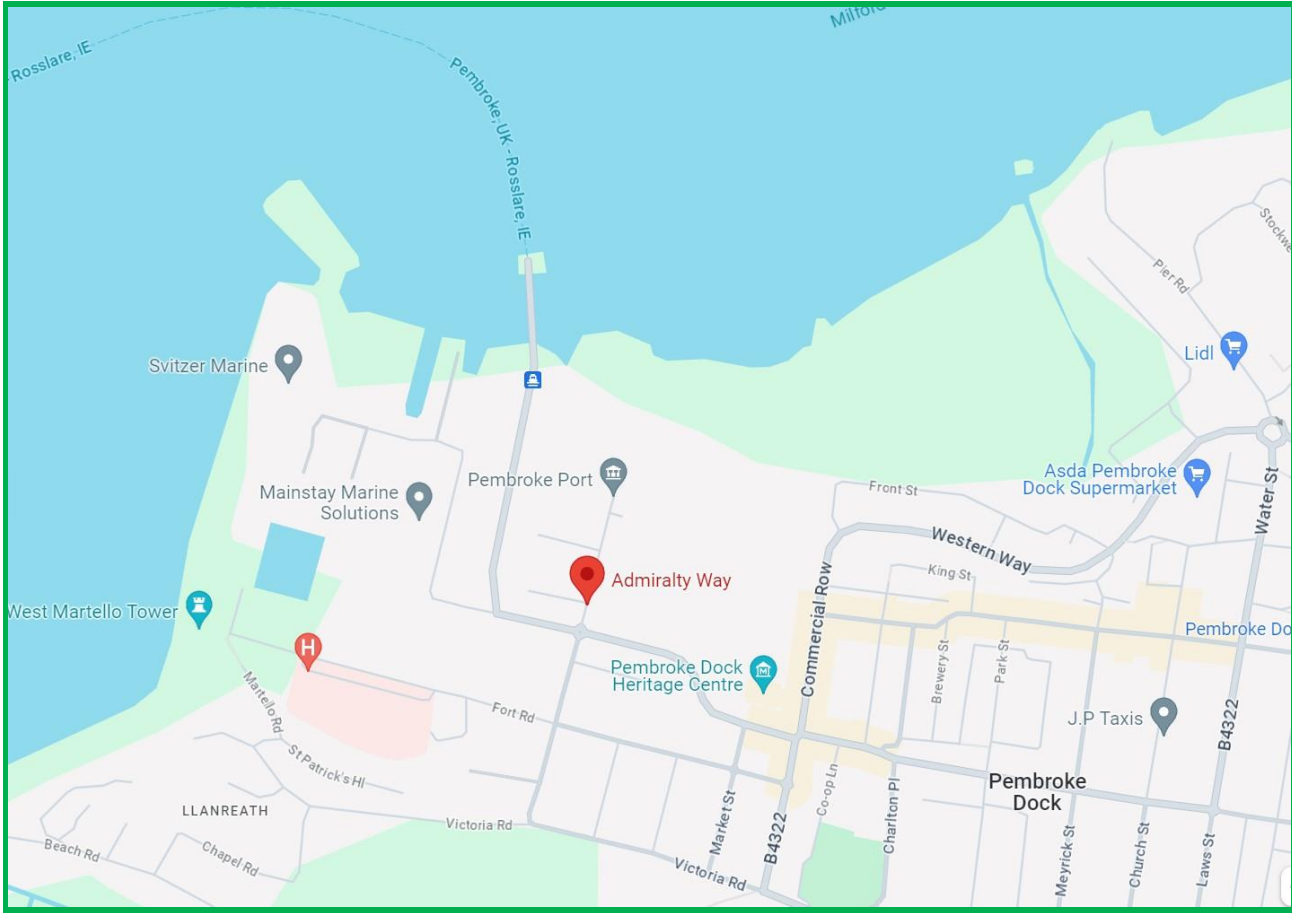
## MONEY LAUNDERING REGULATIONS

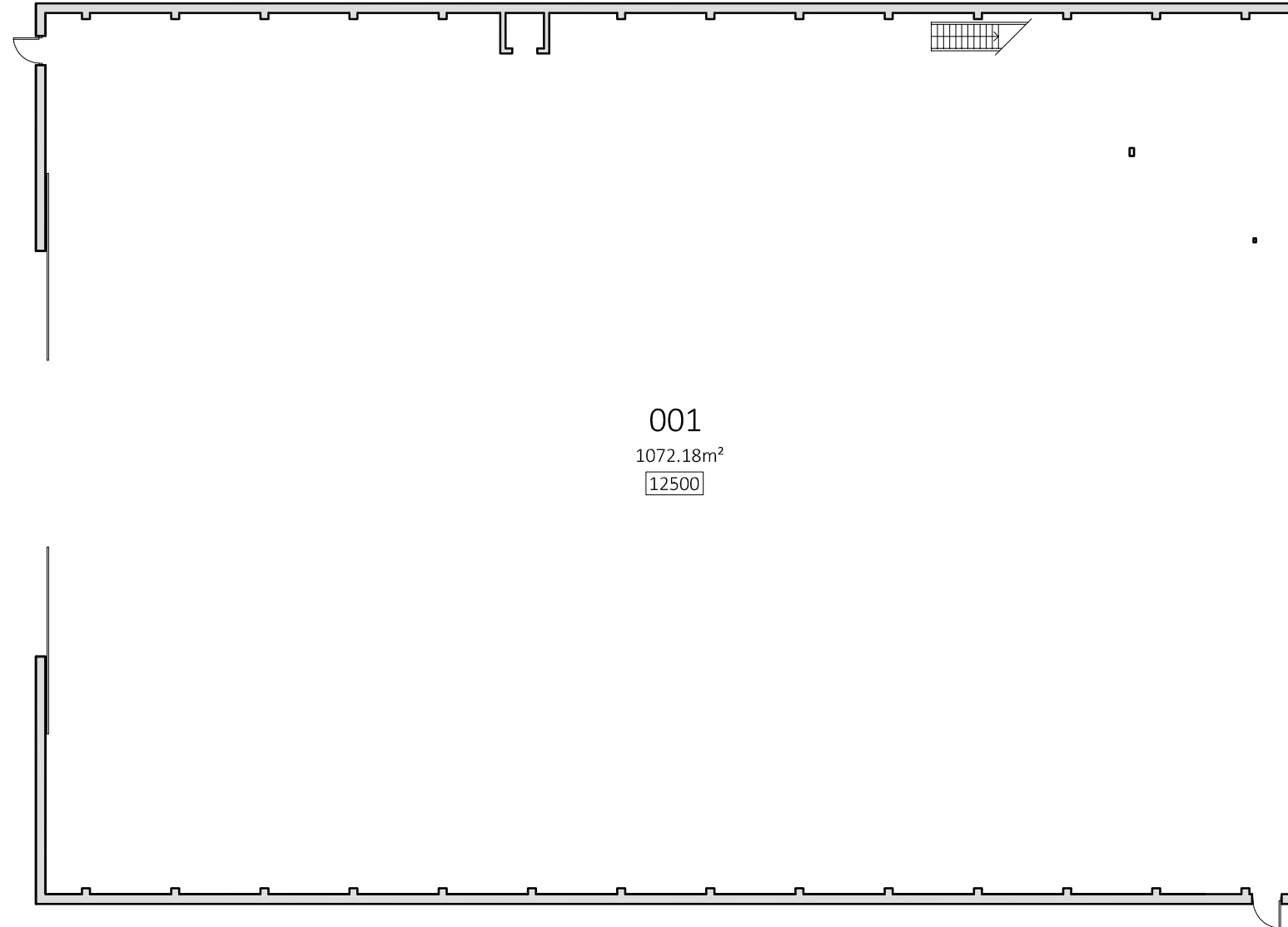
As part of our obligations under the UK Money Laundering Regulations 2017, E J Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

## VIEWING

Strictly by appointment through the joint letting agents, E J Hales, contact:  
**Dan Griffiths • Tel: 07818 553350 • E-mail: dan@ejhales.co.uk**

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.





**Ground Floor Plan**

1:200 @ A3

GIA - 1072.18m<sup>2</sup>/11540.85sqft  
 GEA - 1113.55m<sup>2</sup>/11986.15sqft

Revisions:

Rev'	Date	Init'	Description
-	-	-	-

12 Axis Court,  
 Riverside Business Park  
 Swansea, SA7 0AJ  
 TEL : 01792 791100  
 FAX : 01792 641110

206 High Street,  
 Blackwood, Caerphilly,  
 NP12 1AJ  
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DRAWING STATUS.  
 Information

Client: Milford Haven Port Authority  
 Project: Estate Property Appraisal  
 Title: Pembroke Port  
 The Pillar Warehouse

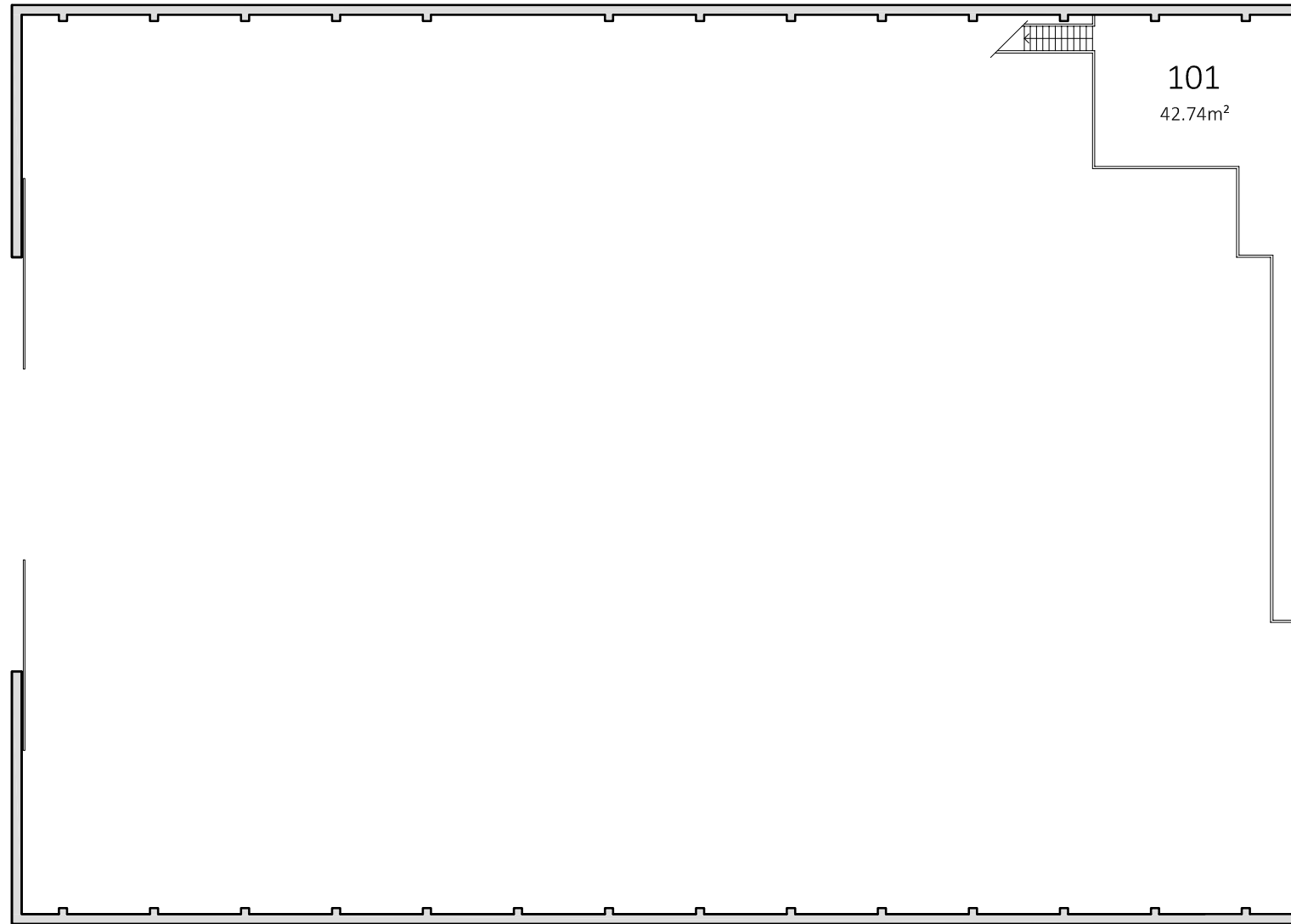
Drawing No.  
 HD.4593.AR.01.00.120

Rev.  
 -

Scale: 1:200 @ A3  
 Date: 19/12/2022  
 Drawn: ACS  
 Checked: RW  
 Approved: -



**HURLEY & DAVIES**



## Mezzanine Floor Plan

1:200 @ A3

GIA - 42.74m<sup>2</sup>/460.05sqft  
 GEA - 1113.55m<sup>2</sup>/11986.15sqft

### Revisions:

Rev'	Date	Init'	Description
-	-	-	-

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