



## Corner House Barn Street, Haverfordwest, SA61 1BW

**£1,500 Per Month**

Extensive Office Accommodation in a prominent position a distance from the town centre.

- 2 large ground floor offices
  - 1 inner office
- Large first floor office
  - Ladies & Gents WC
- Parking for several vehicles

Viewing: By Prior Appointment

## SITUATION

The offices are located at the junction of Portfield and Barn Street, Haverfordwest, in a prominent location on the towns one way system with a substantial amount of passing traffic.

The building was originally a school and has been upgraded to provide a suite of offices that have a wealth of character yet provide a functional work space, suitable for a variety of businesses.

The premises are located just off the town centre being close to the Tesco supermarket and within relatively easy walking distance of the St Thomas Green part of the town which includes a variety of businesses alongside the town's leisure centre.

Haverfordwest is the principal administrative centre of the coastal County of Pembrokeshire and offers an extensive range of services and facilities, with a resident population approaching 15,000 and serving a wide rural area.

## DESCRIPTION

The premises comprise:

Entrance Hall: 17' x 3'

Office 1 – Meeting Room 26' x 15'9

Ladies WC: 14' x 6'1

Gents WC: 17' x 6'6

Office 2: 31'8 x 23'

Inner Office: 13'6 x 6'

## FIRST FLOOR

Office 3: 16' x 15'4

## EXTERNALLY

To the rear of the property is a car parking area with ample room with numerous vehicles

## SERVICES

Mains water, electricity, drainage and gas are connected.

There is one supply to the whole building and charges are divided equally between the tenants.

The tenant will be responsible for any telephone/internet connection.

The offices have gas central heating and are well lit with an abundance of natural daylight.

## LOCAL AUTHORITY

Pembrokeshire County Council - County Hall,  
Haverfordwest SA61 1TP

[www.pembrokeshire.gov.uk](http://www.pembrokeshire.gov.uk)

## GENERAL REMARKS

An opportunity to rent good quality office space in convenient and prominent location and offering flexible accommodation suitable for a variety of business users and with the added benefits of ample car parking space.

## TERMS

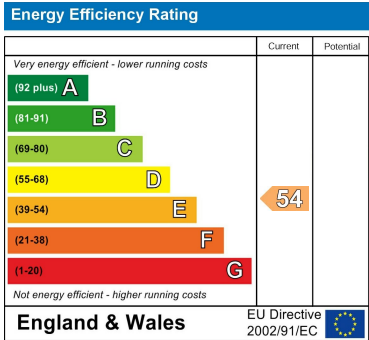
A new lease will be granted for a minimum period of 2 years at a rent of £1,500 per month. The landlord will provide details of the lease to prospective tenants.



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Floor 0



Floor 1