

To Let

Business Unit

Hi Tech/Research/Offices

Unit 1 Heol Rhosyn, Parc Dafen, Llanelli, Carmarthenshire SA14 8QG



- 520.81 Sq M (5,606 Sq Ft)
- Set in Landscape Grounds
- Good On-site Car Parking
- Close to J48 of M4 Motorway

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Location

The property is located in Parc Dafen, accessed via Heol Rhosyn, which is a cul-de-sac off the main B4303 linking Dafen with Felinfoel.

Swansea City Centre is located 16 miles South East. Junction 48 of the M4 is located 4 miles to the East and Llanelli Town Centre is located 3 miles South.

Prominent occupiers within the immediate vicinity include PA Installation, Gestamp Tallent, Calsonic Kansei, Teddington Engineered Solutions, Prince Phillip Hospital and Carmarthenshire Beacon Enterprise Centre.

Description

A semi-detached steel portal frame building with elevations of feature glass and aluminum windows, together with facing brick, with an alloy clad roof.

The premises is set in feature landscape grounds, with exclusive car parking and loading area serving the goods entrance.

- On-Site Parking
- Quality Offices
- Air Conditioned Rooms and Laboratories
- Close to J48 of M4 Motorway
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Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition, and comprises the following Gross Internal Areas:

Floor Area	Sq M	Sq Ft
Total Area	445.55	4,796

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Business Rates

We have been informed via an enquiry with the Valuation Office website that the property has a Rateable Value of TBC.

UBR for Wales 2018/19 is 51.4p in the £.

Interested parties are advised to verify this information by making direct contact with the Local Rating Authority.

Terms

A new FRI Lease is available direct from the Freehold owner. Terms open to negotiation.

Rental

£29,950 pax.

Service Charge & Building Insurance

A service charge will be levied in relation to the joint shared maintenance of the external parts of the Estate. The Tenant to also pay the building insurance premiums payable on the unit.

EPC

To be provided.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Jason Thorne

Lambert Smith Hampton

01792 487256

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Exclusive On-Site Car Parking



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Quality Features



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Location Plan and Floor Plan

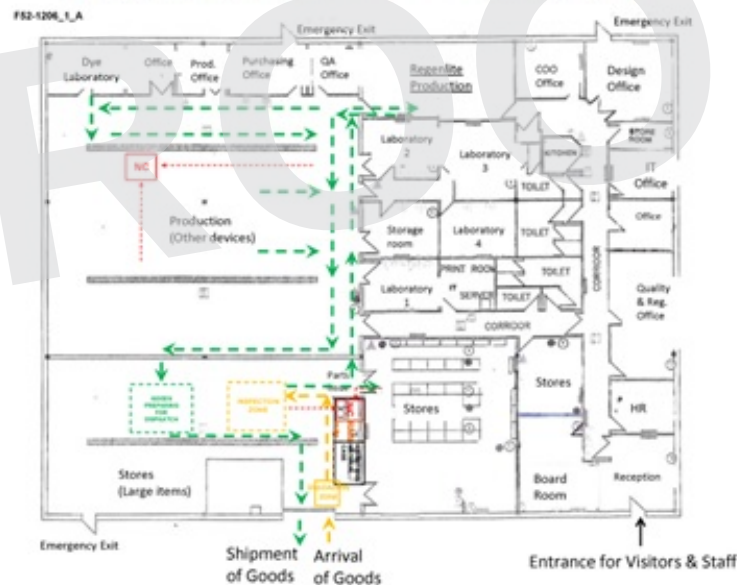


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