

**Lambert
Smith
Hampton**

01792 702800
www.lsh.co.uk

To Let

Offices / Leisure / Hi-Tech / Storage

Business Space

Bynea Business Centre, Heol Y Bwlch, Llanelli, SA14 9SU



- 12.8-248.4 Sq M (138-2,674 Sq Ft)
- Gas central heating
- Flexible terms



Lambert Smith Hampton

Axis 17 Axis Court, Mallard Way, Swansea Vale, Swansea SA7 0AJ T +44 (0)1792 702800

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Location



The office premises fronts Heol Y Bwlch (B4297) within the residential suburb of Bynea, which lies approximately 2.5 miles East of Llanelli Town Centre and 7 miles North West of Swansea. Access is provided to the Town Centre via the A484 link road and then North to Junction 48 of the M4 motorway, via the A4138, which is approximately 6 miles from the premises.

Description

The premises comprises a prominent two storey office building of concrete frame structure with glazed elevations under a flat roof. There are shared kitchen and WC facilities to both ground and first floors, and the premises benefits from good natural light.

Features

- Inclusive rental charge (excluding rates)
- Feature canopy entrance
- Large shared entrance lobby
- Good level of parking provision

Accommodation

The available accommodation is predominantly cellular on both ground and first floors - see attached Availability Schedule.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate. We are informed that VAT will be payable on all rental payments.

Legal Costs

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

Rates

Rates are paid separately by the occupiers. However, small business rates relief will apply to the majority of the units.

Lease

The units are available on flexible lease terms.

Service Charge & Building Insurance

Service charge and building insurance is included in the rental amount payable.

Planning

Prospective tenants are to make their own enquiries regarding planning with the local Planning Authority.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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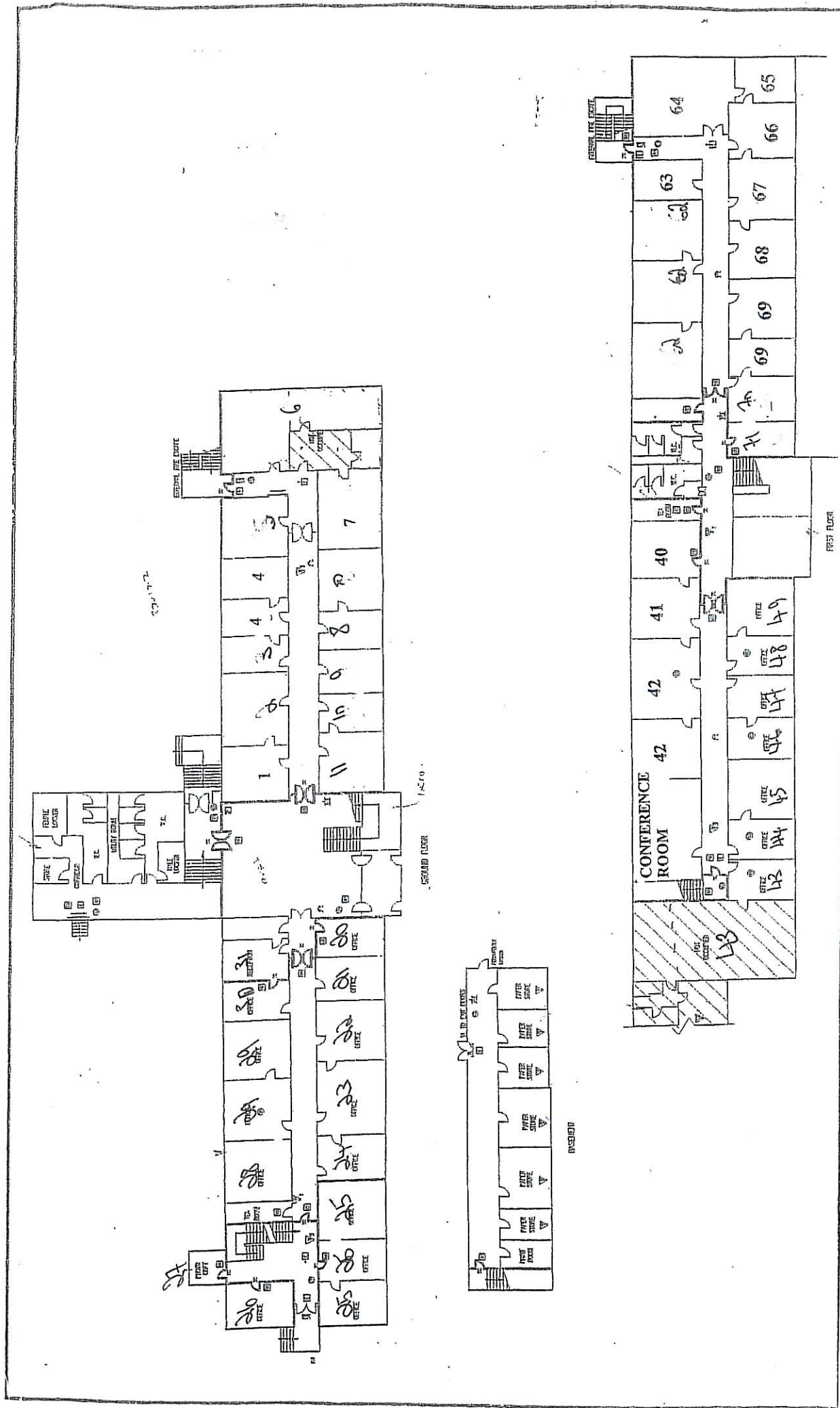
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July 2012

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SA7 0AJ

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NOT TO SCALE
FOR IDENTIFICATION PURPOSES ONLY

BYNEA BUSINESS CENTRE
Heol Yr Bwlch, Bynea, Llanelli

AVAILABILITY SCHEDULE

Unit No	Size	Inclusive Rent	Deposit	Rateable Value	Rate in £ for the period 2012/13	Availability
Ground Floor - West						
1	14.76 m2 (159 ft2)	£2,385	£400	TBA	45.2p	LET
2	27.22 m2 (293 ft2)	£2,930	£400	TBA	45.2p	Immediate
3	13.22 m2 (143 ft2)	£1,430	£400	TBA	45.2p	Immediate
4 / 5	47.34 m2 (510 ft2)	£7,650	£400	TBA	45.2p	LET
6	42.33 m2 (456 ft2)	£4,560	£400	TBA	45.2p	Immediate
7	26.07 m2 (281 ft2)	£2,810	£400	TBA	45.2p	Immediate
8	32.29 m2 (348 ft2)	£3,480	£400	TBA	45.2p	Immediate
9	13.49 m2 (146 ft2)	£1,460	£400	TBA	45.2p	Immediate
10	12.76 m2 (138 ft2)	£1,380	£400	TBA	45.2p	Immediate
11	18.96 m2 (205 ft2)	£2,050	£400	TBA	45.2p	Immediate

Unit No	Size	Inclusive Rent	Deposit	Rateable Value	Rate in £ for the period 2012/13	Availability
Ground Floor - East						
20	12.45 m2 (134 ft2)	TBA	£400	TBA	45.2p	LET
21	13.10 m2 (141 ft2)	TBA	£400	TBA	45.2p	LET
22	19.60 m2 (211 ft2)	£2,110	£400	TBA	45.2p	Immediate
23	25.92 m2 (279 ft2)	£2,790	£400	TBA	45.2p	Immediate
24	13.47m2 (145 ft2)	£1,450	£400	TBA	45.2p	Immediate
25	45.43 m2 (489 ft2)	£4,890	£400	TBA	45.2p	Immediate
26	12.36 m2 (133 ft2)	£1,330	£400	TBA	45.2p	Immediate
27	7.62 m2 (82 ft2)	£820	£200	TBA	45.2p	Immediate
28	20.57 m2 (221 ft2)	£2,210	£400	TBA	45.2p	LET
29	33.72 m2 (363 ft2)	-	£400	TBA	45.2p	LET
30 / 31	-	-	£400	TBA	45.2p	LET

Unit No	Size	Inclusive Rent	Deposit	Rateable Value	Rate in £ for the period 2012/13	Availability
First Floor - East						
40	19.66 m2 (212 ft2)	£2,120	£400	TBA	45.2p	Immediate
41	26.73 m2 (288 ft2)	£2,880	£400	TBA	45.2p	Immediate
42	41.71 m2 (449 ft2)	£4,490	£400	TBA	45.2p	Immediate
43	73.16 m2 (787 ft2)	£7,870	£400	TBA	45.2p	Immediate
44	12.45 m2 (134 ft2)	£1,340	£400	TBA	45.2p	Immediate
45	TBA	-	£400	TBA	45.2p	LET
46	TBA	TBA	£200	TBA	45.2p	Immediate
47	TBA	TBA	£200	TBA	45.2p	Immediate
48	TBA	TBA	£200	TBA	45.2p	Immediate
49	TBA	TBA	£200	TBA	45.2p	Immediate

Unit No	Size	Inclusive Rent	Deposit	Rateable Value	Rate in £ for the period 2012/13	Availability
First Floor - West						
62	60.33 m2 (649 ft2)	£6,490	£400	TBA	45.2p	Immediate
63	19.62 m2 (211 ft2)	-	£400	TBA	45.2p	LET
64	37.74 m2 (406 ft2)	£4,060	£400	TBA	45.2p	Immediate
65 / 66	29.23 m2 (314 ft2)	£3,140	£400	TBA	45.2p	Immediate
67 - 69	84.54 m2 (910 ft2)	-	£400	TBA	45.2p	LET
70	12.54 m2 (135 ft2)	£1,350	£200	TBA	45.2p	Immediate
71	11.06 m2 (119 ft2)	£1,190	£200	TBA	45.2p	Immediate

NOTE: i) VAT will be charged on all payments. ii) Rents include: Rent; Service Charge; Building Insurance; Electricity; Heating and Water

For further information contact:

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