Unit 3 - Dulais Stores

Llanwrda, Carmarthenshire, SA19 8AL

Rees Richards & Blyth
commercial | residential | rural



2,392 SQ FT
(222.22 SQ M)

£6.50 PER SQ FT

Steel portal frame storage unit with mezzanine office accommodation, within an established storage site just off the A482

- Steel framed workshop/warehouse with insulated external panels
- Steel sliding doors
- CCTV on-site
- Min eaves 5.0m - Max eaves 6.5m
- 5 allocated car parking spaces

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Summary

Available Size	2,392 sq ft
Rent	£6.50 per sq ft
Rates Payable	£2,208 per annum
EPC Rating	C (57)

Description

We are pleased to bring to the market this industrial/storage unit to let, situated within an established and secure storage site. The unit extends to approximately 222.3 sqm (2,392 sq.ft) and is expected to suit a range of occupiers, subject to planning.

The property is of steel portal frame construction with insulated external panels and a concrete floor. It benefits from steel sliding doors of 6m width, eaves heights of between 5.0m and 6.5m, and a mezzanine office of approximately 10.8 sqm (116 sq.ft). The unit is separately sub-metered, with an external welfare facility, on-site CCTV and 5 allocated parking spaces.

Location

The property is situated on the A482 in the Dulais Valley, approximately 1 km north of Llanwrda village and conveniently positioned close to the A40 junction. A well-established roadside location benefitting from passing trade and serving the surrounding rural community.

The area is predominantly rural and residential, with scattered dwellings and farmsteads nearby. Llandovery lies approximately 4 miles to the north east, providing a wider range of retail and service amenities, and Llanwrda railway station on the Heart of Wales line is close by.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground	2,392	222.22
Mezzanine Office	116	10.78
Total	**2,508**	**233**

Terms

Asking Rent £6.50 per sq.ft per annum

Buildings Insurance is included in the rent.

Electricity supplied through Sub Meter and charged Quarterly.

Terms to be agreed.









SA19 8AL

Viewing & Further Information



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Energy performance certificate (EPC)

Workshop 3 Dulais Stores Llanwrda SA19 8AL	Energy rating **C**	Valid until:	**3 November 2036**
		Certificate number:	**2432-6709-9921-0069-5950**

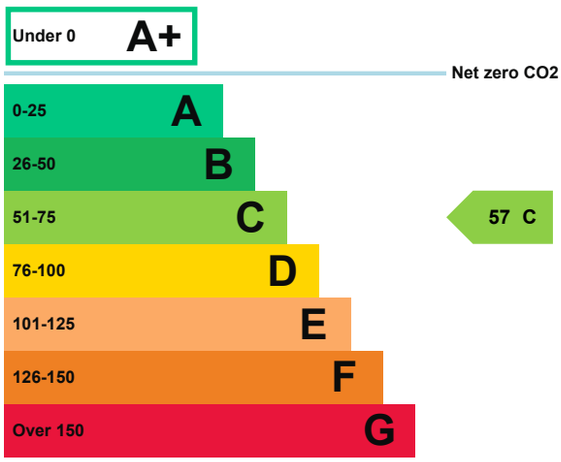
Property type	Offices and Workshop Businesses
Total floor area	227 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	**0 A**
If typical of the existing stock	**97 D**

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	5.95
Primary energy use (kWh/m2 per year)	64

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/8055-1978-6938-9814-1197).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Lloyd Jones
Telephone	01267241291
Email	lloyd@fairwoodonline.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024077
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Fairwood Solutions
Employer address	Prenteg Heol Smyrna Llangain Carmarthen SA33 5AD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 November 2026
Date of certificate	4 November 2026