

To Let

Business Unit

Hi Tech/Research/Light Manufacturing

Units 1 & 2 Heol Rhosyn, Parc Dafen, Llanelli, Carmarthenshire SA14 8QG



- 966.34 Sq M (10,402 Sq Ft)
- Set in Landscape Grounds
- 29 On-Site Car Parking Spaces
- 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 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 for 29 Vehicles
- Loading Area and External Storage
- Quality Offices
- Air Conditioned Rooms and Laboratories
- Production and Dispatch
- Minimum Internal Eaves 3.55m
- Close to J48 of M4 Motorway

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	966.34	10,402

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

Rental offer in the region of £49,950 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

Energy Performance Asset Rating: D-93.

Certificate Reference Number: 0350 - 0333 - 3529 - 0029 - 4002.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Jason Thorne
Lambert Smith Hampton
01792 487256
07775 740370
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Exclusive On-Site Car Parking



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Quality Features



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Location Plan and Floor Plan

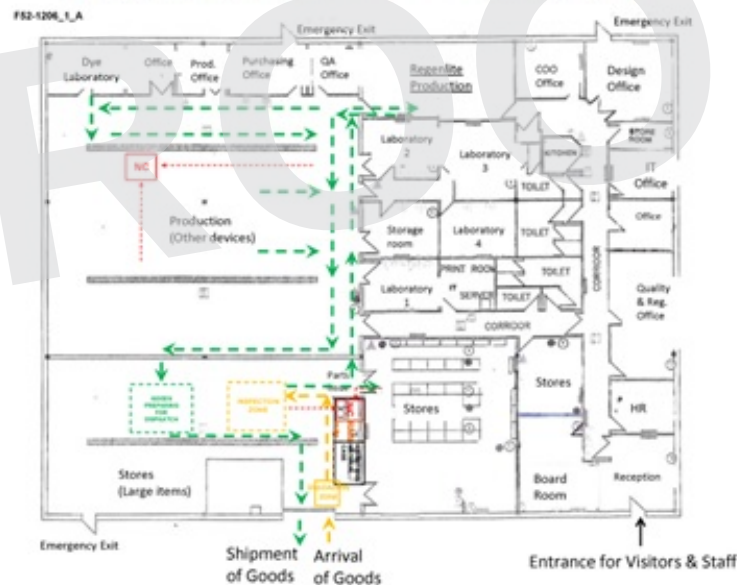


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