

To Let

Business Space

Office/Industrial/Warehousing

Dura Park, Yspitty Road, Bynea, Llanelli SA14 9TD



- Industrial from 929.03 Sq M (10,000 Sq Ft)
- Quality Office Accommodation
- Discounted Electricity Supply
- Accessed from J47 & J48 of M4 Motorway



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Location



This property is situated on the junction of Yspitty Road and Heol Y Bwlch. Llanelli Town Centre lies approximately 4 kilometres (2.5 miles) to the west with Swansea approximately 16 kilometres (10 miles) to the east. J48 of the M4 lies approximately 9.8 kilometres (9 miles) to the north.

Description

Dura Business Park comprises of Industrial and Office accommodation, set on 2.35Ha (5.83 Acres). The main warehouse has undergone a refurbishment programme over the last 12 months, with a new roof covering and solar panels. The site's main entrance is via Heol y Bwlch which leads to landscaped grounds and modern office accommodation. The main access to the warehouse is via Yspitty Road.

- Gas central heating
- Perimeter trunking
- Double glazed windows
- Suspended ceilings
- Solid floors
- 26 plus car parking spaces
- Flexible lease terms available
- Available as a whole or in part

Accommodation

Please see Availability Schedule.

VAT

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

Our client reserves the right to levy VAT on all transactions.

Legal Costs

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

Business Rates

Please see Availability Schedule.

Terms

The property is available on flexible lease terms.

Rental

Please see Availability Schedule.

Service Charge & Building insurance

The tenant to contribute to the external and internal communal area maintenance via a service charge. The tenant to also reimburse the landlord the building insurance premium payable on the property.

Energy Performance Certificate

To be advised.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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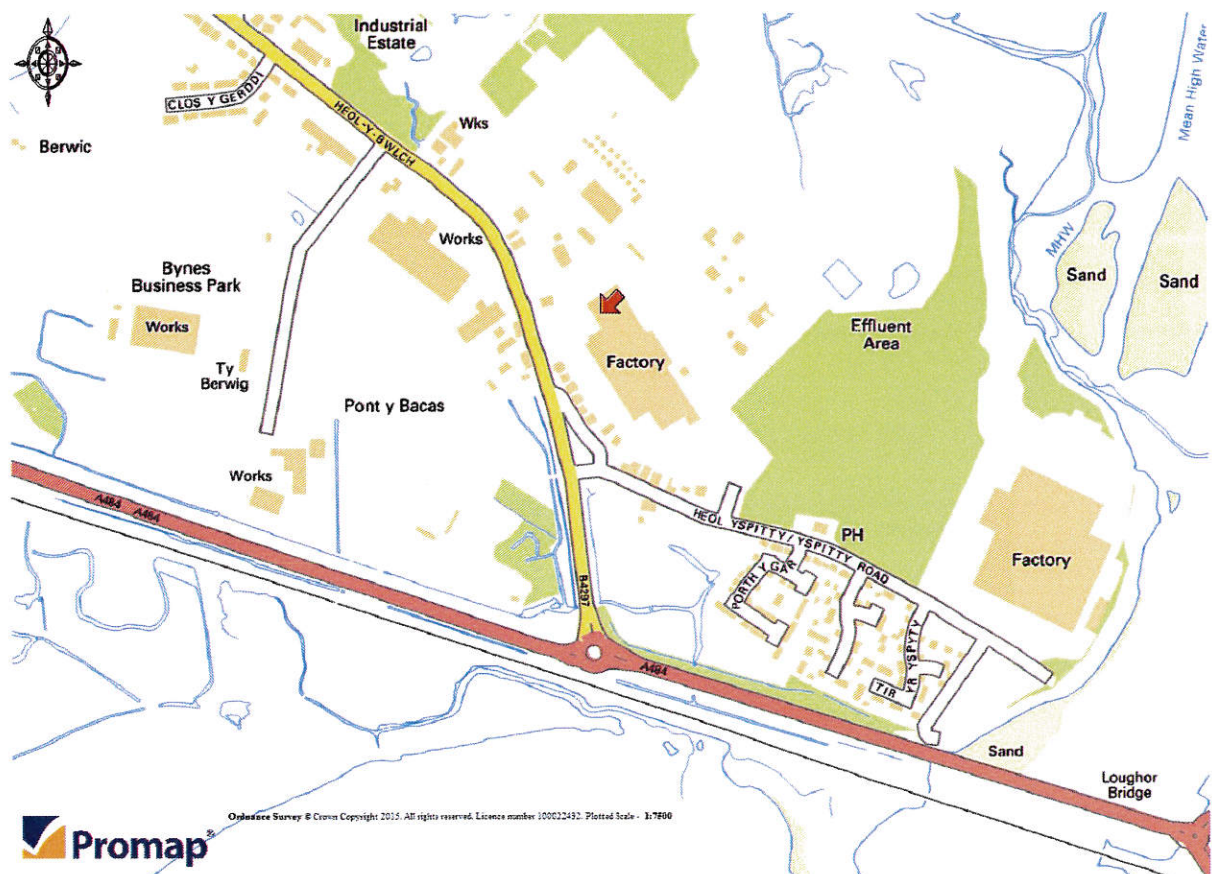
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Industrial

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Location Plan



DURA BUSINESS PARK
Bynea, Llanelli

AVAILABILITY SCHEDULE

Unit No	Size of Unit	Rental	Service Charge Per Annum	Building Insurance Per Annum	Rateable Value	Rate in £ for the Period 2015/16	Availability
<u>Ground Floor</u>							
Suite 1	90.61 sq m (975 sq ft)	£14,625 pax	Included	Included	TBA	48.2p	Immediate
Suite 2	39.79 sq m (429 sq ft)	£6,435 pax	Included	Included	TBA	48.2p	Immediate
Suite 3	38.87 sq m (418 sq ft)	£6,270 pax	Included	Included	TBA	48.2p	Immediate
<u>First Floor Main</u>							
Suite 4	54.42 sq m (586 sq ft)	£8,790 pax	Included	Included	TBA	48.2p	Immediate
Suite 5	25.26 sq m (272 sq ft)	£4,080 pax	Included	Included	TBA	48.2p	Immediate

Suite 6	25.28 sq m (272 sq ft)	£4,080 pax	Included	Included	TBA	48.2p	Immediate
Suite 7	16.14 sq m (174 sq ft)	£2,610 pax	Included	Included	TBA	48.2p	Immediate
Suite 8	28.40 sq m (306 sq ft)	£4,590 pax	Included	Included	TBA	48.2p	Immediate
Suite 9	13.81 sq m (149 sq ft)	£2,235 pax	Included	Included	TBA	48.2p	Immediate
Suite 10 (Left Landing)	157.46 sq m (1,695 sq ft)	£25,425	Included	Included	TBA	48.2p	Immediate
Rent Includes: • Rent • Service Charge • Building Insurance • Electric • Heating • Water				Rent Excludes: • Telephone • Rates (Small Suites SME's Rates Free) • Broadband			

Industrial Accommodation

Unit No	Size of Unit	Rental	Service Charge Per Annum	Building Insurance Per Annum	Rateable Value	Rate in £ for the Period 2012/13	Availability
Unit 1	7,017.06 sq m (75,531 sq ft)	£3.00 psf	TBA	TBA	TBA	48.2p	Immediate
Unit 2	1,678.06 sq m (18,062 sq ft)	£3.50 psf	TBA	TBA	TBA	48.2p	Under Offer

NOTE: Our client reserves the right to levy VAT on all rental and service charge payments

For further information contact:

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