

Rees Richards & Blyth

commercial | residential | rural

Linton Yard, Bynea Business Park, Llanelli, SA14 9SU

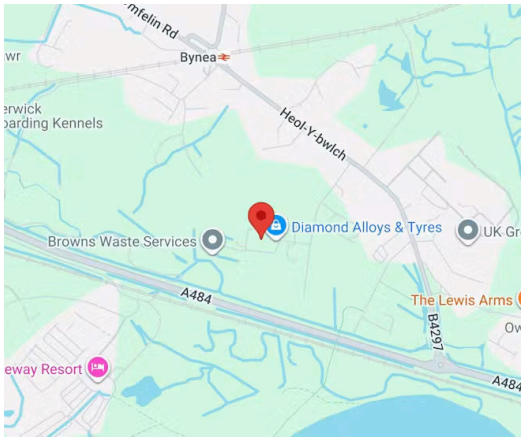
Land, Light Industrial, Industrial / Warehouse To Let | £15,000 per acre | 1 to 6.24 Acres

Secure, gated open storage yard of approximately 6.24 acres with a range of flexible buildings, available as a whole or in part.

Accommodation

Description	sq ft	sq m
Weighbridge Office	663	61.59
Canteen Porta Cabin	312	28.99
Waste Warehouse	7,203	669.18
Workshops	2,200	204.39
Total	**10,378**	**964.15**

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Key Points

- Planning consent for open storage use
- Secure, gated site of approximately 6.24 acres, available as a whole or in part
- Range of flexible buildings totalling approximately 10,378 sq ft
- Prominent location adjacent to the A484 with good access to Llanelli, Swansea and the M4
- Available immediately on a new lease

Description

Linton Yard comprises a substantial, self-contained open storage site extending to approximately 6.24 acres (2.52 hectares), set within a secure, gated perimeter on Bynea Business Park.

The site benefits from planning consent for open storage and includes seven buildings totalling approximately 10,378 sq.ft (964.15 sq m). The principal building extends to approximately 7,203 sq ft with an eaves height of approximately 8m. It is supported by a range of smaller ancillary buildings that can be used for workshop, storage and office/welfare purposes.

The site is available as a whole or in part. It is well suited to a variety of occupiers, including plant and machinery hire, contractors, transport and logistics operators, and businesses that need secure external storage.

Terms

The site is available to let as a whole or in part on a new lease, with the length of term to be agreed.

Rent

The site as a whole is available at a quoting rent of £15,000 per acre per annum exclusive, which equates to approximately £93,555 per annum. Rents for individual plots are available on application.

Summary

- Rent: £15,000 per acre
- Business rates: £26,606 per annum
  Fiscal year is 26/27
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- View Microsite

Contact & Viewings

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