

Units 4/5, Dafen Trade Park

Dafen Llanelli, SA14 8ND

BP2

Commercial Property
& Development Land



TO LET

5,812 SQ FT
(539.95 SQ M)

£8 PER SQ FT

Trade Counter/Showroom
Unit, Dafen Trade Park,
Llanelli.

- Busy Arterial Road
- Established Trade Counter Estate
- Customer Parking
- Dedicated Car Parking
- Immediate Availability

Summary

Available Size	5,812 sq ft
Rent	£8 per sq ft
Rates Payable	£22,213.50 per annum
Rateable Value	£44,250
Service Charge	£4,296 per annum Service charge will cover external maintenance of the building and estate.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (38)

Description

A highly prominent multi-let Trade Park Unit, having excellent access to the M4 motorway and housing a variety of Trade Counter occupiers including Tool Station, Enterprise Rent-a-Car, City Plumbing and Greggs.

The unit offers a public facing showroom with potential to split into two units.

Location

The Park has an established commercial location on the north east fringe of the town of Llanelli. It has a prominent location alongside the A4138 which leads to J48 of the M4 motorway being approximately 3.8 miles distant.

Good amenities are provided locally and the site is within close proximity to both the retail parks and the town centre.

Accommodation

Name	Description	sq ft	Availability
Unit - Unit 4	Unit 4	5,812	Available
Total		5,812	

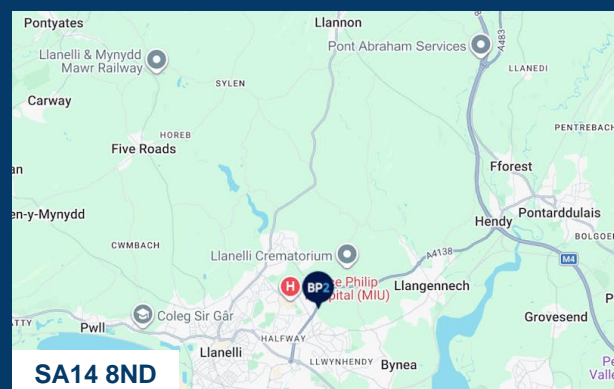
Terms

Offered on a new Effective Repairing and Insuring Lease for a minimum term of 3 years or multiples of thereof.

Where appropriate there will be provision for rent reviews at 3 yearly intervals.

Buildings Insurance

The Landlord is responsible for insuring the property, this is re-charged to the Tenant and the cost is currently £1,194 per annum (+VAT)



Viewing & Further Information



Ceri Daniel

07827120389

ceri@bp2property.com



Roger Poolman FRICS

07775 037782

roger@bp2property.com



David Blyth MRICS

07966 752301

david@bp2property.com

In accordance with Anti Money Laundering requirements, we may be required to establish the identity and source of funds of all parties to any sale or leasehold transactions. The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending



Energy performance certificate (EPC)

Unit 4 Dafen Trade Park Dafen LLANELLI SA14 8NA	Energy rating B	Valid until: 2 December 2035
		Certificate number: 6256-5523-8098-9499-4714

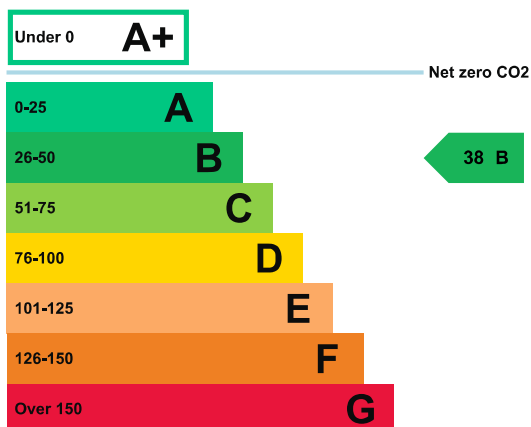
Property type	Retail/Financial and Professional Services
Total floor area	284 square metres

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 B.



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	14 A
If typical of the existing stock	64 C

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 (kgCO ₂ /m ² per year)	14.7
Primary energy use (kWh/m ² per year)	155

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6382-5893-5327-5605-9874\)](/energy-certificate/6382-5893-5327-5605-9874).

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	Mark Bevan
Telephone	07900303858
Email	mark@mbenergysurveys.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/001120
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Bay Energy Ltd
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 November 2025
Date of certificate	3 December 2025

Energy performance certificate (EPC)

Unit 5 Dafen Trade Park Dafen LLANELLI SA14 8NA	Energy rating B	Valid until: 2 December 2035
		Certificate number: 6551-0674-3737-0528-5391

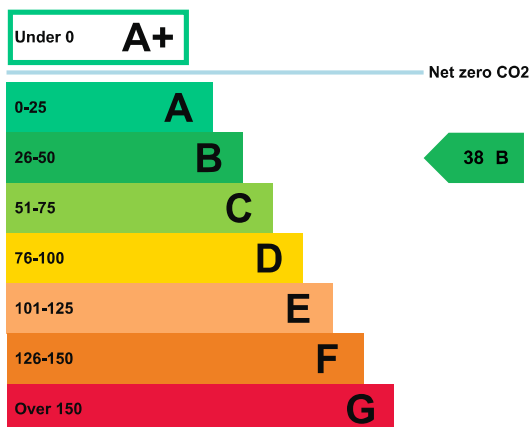
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Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8857-9611-6722-5768-4197\)](/energy-certificate/8857-9611-6722-5768-4197).

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