

Units 1D & 2C Dura Park

Yspitty Road, Bynea, SA14 9TD

BP2

Commercial Property
& Development Land



TO LET

7,460 TO 17,876 SQ FT
(693.06 TO 1,660.73 SQ M)

£4.50 PER SQ FT

Industrial/Warehouse Unit
available TO LET, ideally
located a short distance
from J48 of the M4.

- EPC A+
- Ample on-site parking
- Internal offices
- Kitchen & WC facilities
- Solar panels supplying renewable energy

Summary

Available Size	7,460 to 17,876 sq ft
Rent	£4.50 per sq ft
Rates Payable	£20,732 per annum
Rateable Value	£36,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A+

Description

The unit is of steel portal frame construction, with part brick and part clad elevations beneath a pitched roof fitted with solar panels. The property forms an L-shaped configuration and offers versatile warehouse/workshop space.

Access is provided via two roller shutter doors serving both Unit 1D and Unit 2C.

Location

This industrial warehouse is prominently located at the junction of Yspitty Road and Heol Y Bwlch, set back off the main road in the village of Bynea, Carmarthenshire.

The property benefits from excellent connectivity:

Llanelli town centre – approx. 2.5 miles west

Swansea – approx. 10 miles east

Junction 48 of the M4 – approx. 9 miles north

The area is well-served by local amenities, with Parc Pemberton and Parc Trostre Retail Parks close by.

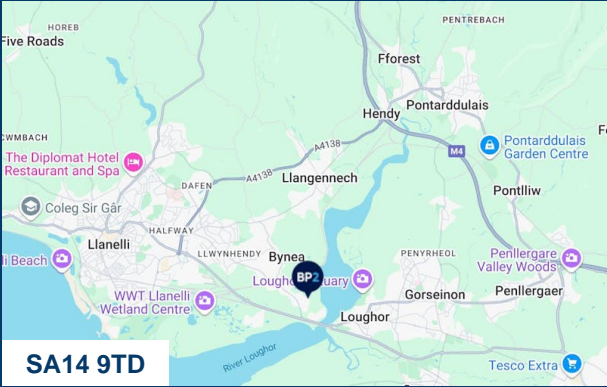
Accommodation

The accommodation provides the following floor areas. Additionally, the adjacent unit offering 18,000 sq ft is currently available and can be combined to provide 36,000 sq ft, along with a yard area of 0.75 acres.

Name	sq ft	sq m	Availability
Ground - Industrial Unit/Warehouse	17,985	1,670.86	Available

Terms

The unit is available on a new effective FRI Lease, terms to be agreed.



Viewing & Further Information

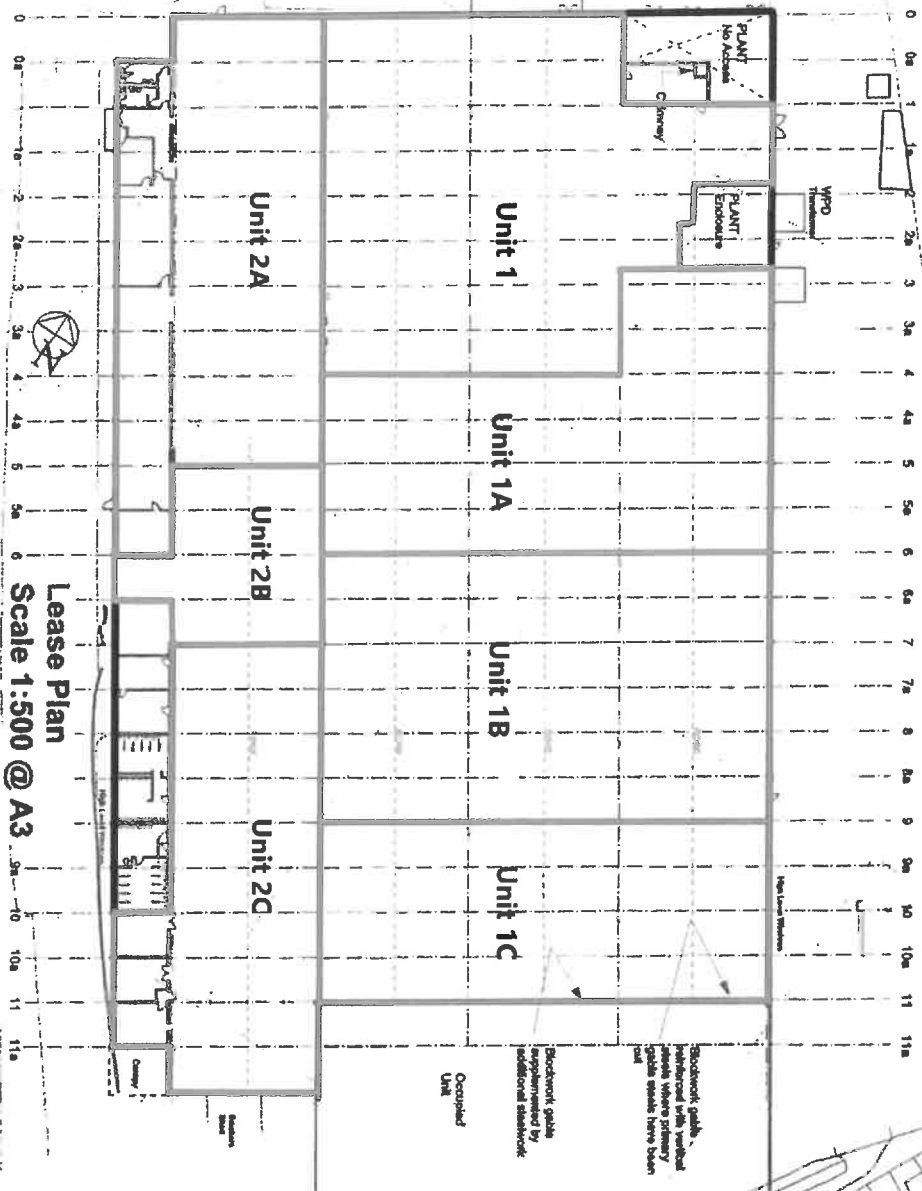


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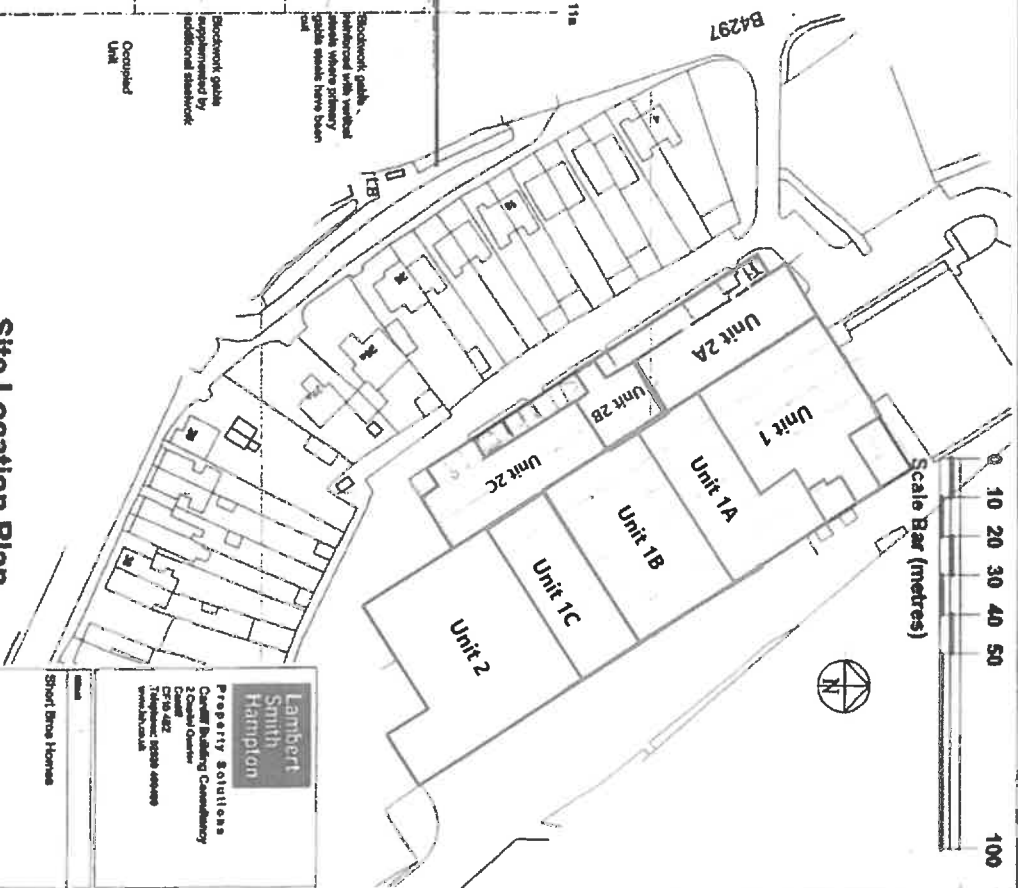


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Site Location Plan
Scale 1:1250 @ A3



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Short Bros Homes			
Project Unit at Dura Park Llandudno			
Survey Plan			
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Client Short Bros Homes	Date 01/04/11	Author ASH	Check DS