

INDUSTRIAL, INDUSTRIAL/LOGISTICS, WAREHOUSE TO LET

Former Cambrian Pet Food Premises

Church Bank
Llandovery,
SA20 0BA

38,923 sq ft
(3,616.07 sq m)

 [View online](#)

01792 648809 | 02921 660010
www.rjcharterdsurveyors.co.uk



Former Cambrian Pet Food Premises



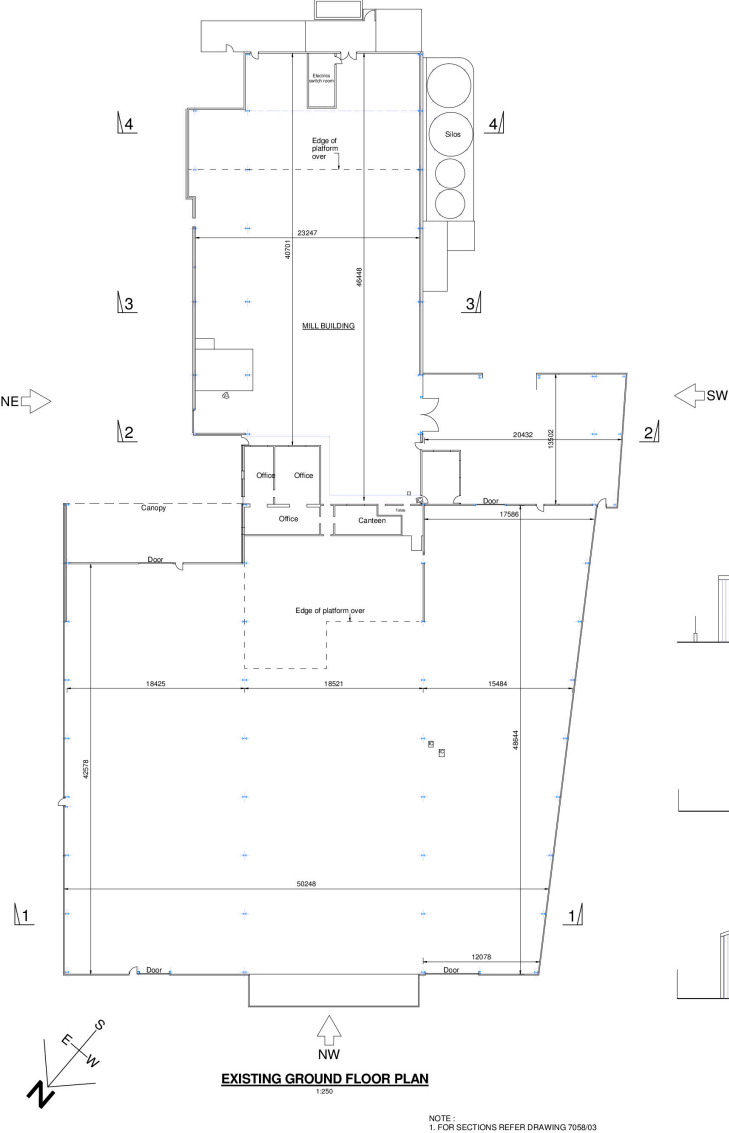
Former Cambrian Pet Food Premises



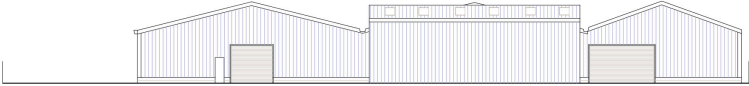


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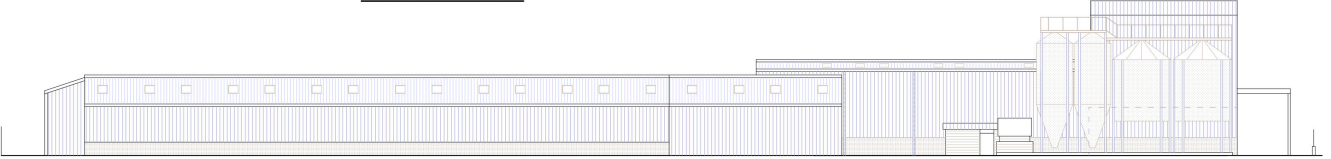
Project				WYATT & WATTS CONSULTING CIVIL AND STRUCTURAL ENGINEERS Wyatt & Watts Ltd 25 Llanercha Street Cammerford Telf: 01597 234254 watts_martin@btconnect.com			
CAMBRIAN PET FOODS LLANDOVERY SITE							
Title							
EXISTING LOCATION PLAN AND BLOCK PLAN							
Scale	Date	Drawn	Checked	Paper size	Job No	Draw No	Rev
1:500 1:250	8.4.14.	MH	MJMW	A1	7058	01	



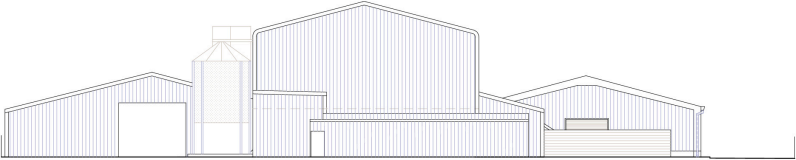
NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

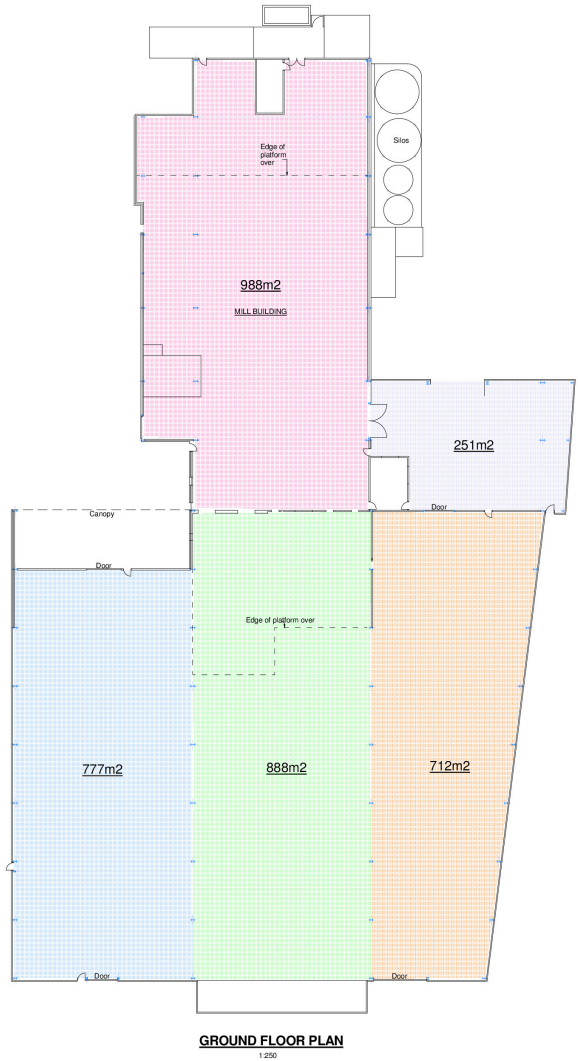
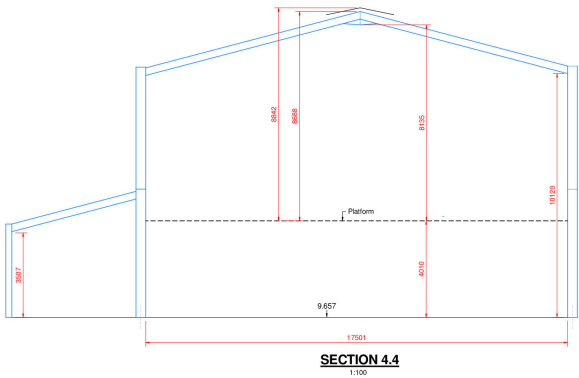
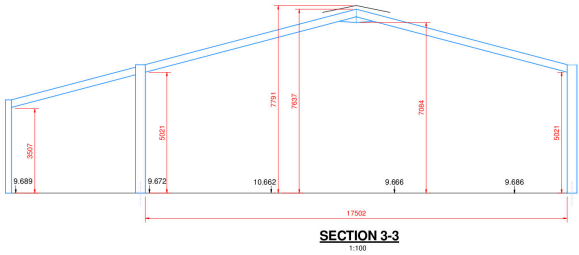
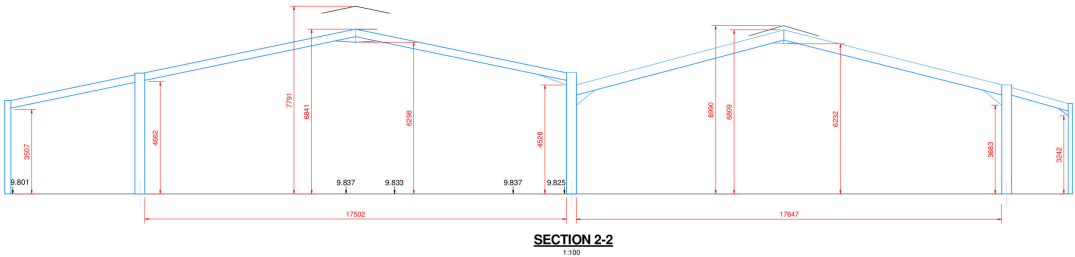
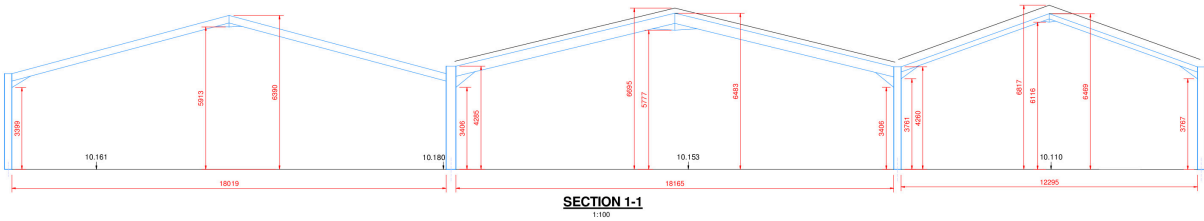


SOUTH EAST ELEVATION



ELEV AT CANOPY

Project				WYATT & WATTS			
CAMBRIAN PET FOODS LLANDOVERY SITE				CONSULTING CIVIL AND STRUCTURAL ENGINEERS Wyatt & Watts Ltd 25 Llanwrda Street Carmarthen Telf: 01292 734254 watts_smartin@btconnect.com			
Title							
EXISTING GROUND FLOOR PLAN AND ELEVATIONS							
Scale	Date	Drawn	Checked	Paper size	Job No	Drw No	Rev
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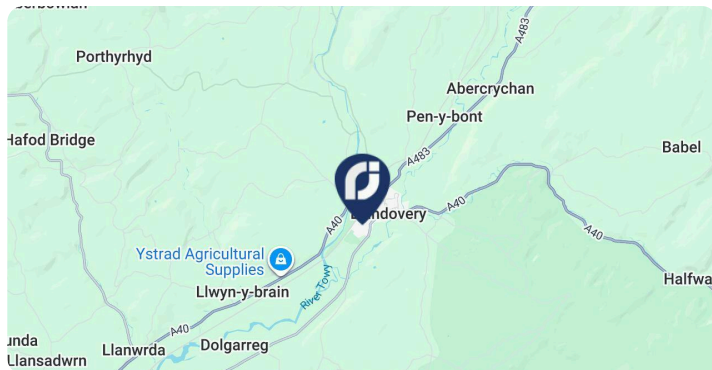
Project						WYATT & WATTS			
CAMBRIAN PET FOODS LLANDOVERY SITE						CONSULTING CIVIL AND STRUCTURAL ENGINEERS Wyatt & Watts Ltd 25 Llanerdd Street Carmarthen Telf: 01292 734294 watts_martin@btconnect.com			
Title									
SECTIONS AND FLOOR AREAS									
Scale		Date	Drawn	Checked	Paper size	Job No	Drw No	Rev	
1:100 1:250		8.4.14.	MH	MJMW	A1	7058	03		

Specifications & Features

- Large Warehouse / Production Facility
- Established industrial / trade and distribution location within close proximity Llandovery Town Centre
- 600 KVA Power Capacity
- Minimum Eaves Height: 3.54m Maximum Eaves Height: 6.22m
- Roller shutter door width: 3.54m Height: 4.87m

Further Information

- [View On Website](#)



Location

Church Bank Industrial Estate is conveniently situated on the northern edge of Llandovery, just off the A40/A483 junction, providing access to the regional road network linking Carmarthen, Brecon and Swansea. The estate occupies an established commercial area with a mix of light industrial, trade counter and distribution occupiers

DESCRIPTION

Detached warehouse unit benefiting from a self-contained yard area. Internally, the unit comprises 4 bays with a single-story integral office and welfare block. The main warehouse/production area is served by 3-level loading doors. There is the ability to combine the adjoining land and building to meet larger requirements. Terms available on request.

TERMS

The property is available by way of a new lease for a term of years to be agreed.

RENT

£125,500 per annum

AVAILABILITY

Available Immediately

BUSINESS RATES

Rateable Value: £110,000

Rates Payable: £62,480 per sq ft



SERVICE CHARGE

n/a

LEASE TERMS

New Lease

Contact Us



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Our postcode is CF3 5EA