Dulais Stores

Llanwrda, Carmarthenshire, SA19 8AL

Rees Richards & Blyth
commercial | residential | rural



2,392 SQ FT
(222.22 SQ M)

£6.50 PER SQ FT

Steel portal frame storage unit with mezzanine office accommodation, within an established storage site just off the A482

- Steel framed workshop/warehouse with insulated external panels
- Steel sliding doors
- CCTV on-site
- Min eaves 5.0m - Max eaves 6.5m
- 5 allocated car parking spaces

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Summary

Available Size	2,392 sq ft
Rent	£6.50 per sq ft
Rates Payable	£2,208 per annum
EPC Rating	Upon enquiry

Description

We are pleased to bring to the market this industrial/storage unit to let, situated within an established and secure storage site. The unit extends to approximately 222.3 sqm (2,392 sq.ft) and is expected to suit a range of occupiers, subject to planning.

The property is of steel portal frame construction with insulated external panels and a concrete floor. It benefits from steel sliding doors of 6m width, eaves heights of between 5.0m and 6.5m, and a mezzanine office of approximately 10.8 sqm (116 sq.ft). The unit is separately sub-metered, with an external welfare facility, on-site CCTV and 5 allocated parking spaces.

Location

The property is situated on the A482 in the Dulais Valley, approximately 1 km north of Llanwrda village and conveniently positioned close to the A40 junction. A well-established roadside location benefitting from passing trade and serving the surrounding rural community.

The area is predominantly rural and residential, with scattered dwellings and farmsteads nearby. Llandovery lies approximately 4 miles to the north east, providing a wider range of retail and service amenities, and Llanwrda railway station on the Heart of Wales line is close by.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Ground	2,392	222.22
Mezzanine - Mezzanine Office	116	10.78
Total	**2,508**	**233**

Terms

Asking Rent £6.50 per sq.ft per annum

Buildings Insurance is included in the rent.

Electricity supplied through Sub Meter and charged Quarterly.

Terms to be agreed.









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Viewing & Further Information



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