



TO LET

1,270 SQ FT
(117.99 SQ M)

£12,500 PER ANNUM

Modern Ground Floor
Business Park Offices

- EPC Rating A
- Flexible Terms
- Modern, Well Appointed Space
- Car Parking
- Rent inclusive of Service Charge

Summary

Available Size	1,270 sq ft
Rent	£12,500 per annum
Rates Payable	£5,282.40 per annum Once SBRR has been applied the amount payable becomes £3,540 per annum.
Rateable Value	£9,300
Service Charge	Included
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A (12)

Description

Modern ground floor self-contained office suites in a purpose built 2-storey office block on an established business, strategically located alongside the A48, midway between Swansea and Carmarthen.

Location

The offices are located on Llys y Barcud within the Cross Hands Business Park. The estate is adjacent to the A48, the primary road which leads from the westerly end of the M4 to West Wales.

Other occupiers of the building include a range of local companies including Davies Land Surveyors, Care Cymru and LHP Accountants.

Specification

The property benefits from the following features.

- Security Door Main Entry
- Staff Kitchen
- Self Contained W.Cs
- Separately metered for electric and water
- Mix of open plan and cellular offices

Viewings

For further information, or if you would like to arrange a viewing, please contact us.

Terms

The offices are immediately available to let, on new inclusive rental terms.

Lease term subject to negotiation.

The offices are available at a quoting rent of £12,500 per annum.

The rent includes service charge, but is exclusive of VAT.

Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor Office	1,270	117.99	Available
Total	1,270	117.99	



Viewing & Further Information



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