

LAND, OPEN STORAGE TO LET

Open Storage Land and
Warehouse
Church Bank, Industrial Estate,
Llandovery,
SA20 0BA

3.15 Acres
(1.27 Hectares)

 [View online](#)

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Availability

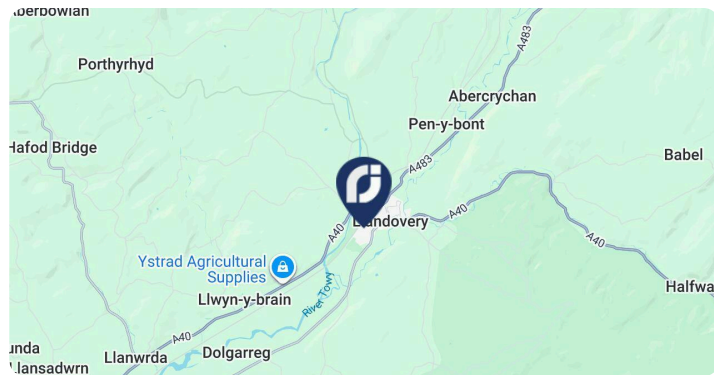
Name	Floor/Unit	Sq ft	Sq m
Building - Warehouse	Building	8,029.88	746
Outdoor - Open Storage Land	Outdoor	137,214	12,747.60
Total		145,243.88	13,493.60

Specifications & Features

- Newly Refurbished Industrial Warehouse
- Secure Open Storage Land of 3.15 Acres
- Located In Close Proximity To Llandovery Town Centre
- Accessible to A40 (0.25miles)
- Ability to split to suit smaller requirements

Further Information

- [View On Website](#)



Location

The property is located in the market town of Llandovery, situated in a convenient position on an industrial estate and is easily accessible from the A40 (0.25 miles) which is the main arterial route from West Wales to Mid Wales.

DESCRIPTION

The property comprises an modern industrial warehouse, storage building and secure open storage land of approximately 3.15 acres. The property is portal frame construction and has been overclad. The unit further benefits from LED lighting, a minimum eaves height of 4.84m and maximum eaves height of 8.5m, single up and over roller shutter door. The Yard comprises a combination of tarmac and rolled hard core surfaces.

VIEWINGS

Strictly by prior appointment via the appointed agents RJ Chartered Surveyors

TERMS

Available by way of a new full repairing and insuring Lease for a term of years to be agreed.

RENT

£110,000 per annum



BUSINESS RATES

Rateable Value: £29,000

Rates Payable: £16,472 per annum In the event the land and buildings are let together the site maybe subject to reassessment.

LEGAL COSTS

Each party to bear their own costs

VAT

Applicable

Contact Us



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