

Unit 18

Dafen Trade Park Llanelli, SA14 8NA

BP2

Commercial Property
& Development Land



TO LET

8,235 SQ FT
(765.06 SQ M)

£45,292 PER ANNUM

Quality Industrial Unit,
Dafen Trade Park

- Modern Industrial Unit
- 3 Phase Electric
- Flexible Open Plan layout
- Strategic Location & Connectivity
- Established Trade Park Location

Summary

Available Size	8,235 sq ft
Rent	£45,292 per annum
Rates Payable	£8,100 per annum
Service Charge	£3,294 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (62)

Description

We are instructed to offer this quality, well maintained industrial unit to let. The property is located within Dafen Trade Park, an established multi-let commercial and industrial estate on the north-eastern fringe of the town of Llanelli, in the village of Dafen.

The accommodation provides a generous internal floor area of approximately 8,235 sq ft, suitable for warehousing, light industrial, manufacturing or trade-counter/distribution uses and includes 3-phase electric supply, which accommodates power-intensive uses or machinery/production requirements.

Vehicular access is provided via a substantial roller shutter door, suitable for loading/unloading, pallet movement, in addition, there are two pedestrian access doors, offering separate personnel entry.

The layout is open-plan internally (typical of warehouse/industrial accommodation), enabling flexible subdivision, racking, production workflows or storage layout as required.

The unit is part of a well-maintained estate, Dafen Trade Park has a track record of multi-let occupation, with similar units benefiting from modern finishes, estate parking and common-area maintenance under a service-charge regime.

Location

The Park has an established commercial location on the north east fringe of the town of Llanelli. It has a prominent location alongside the A4138 which leads to J48 of the M4 motorway being approximately 3.8 miles distant.

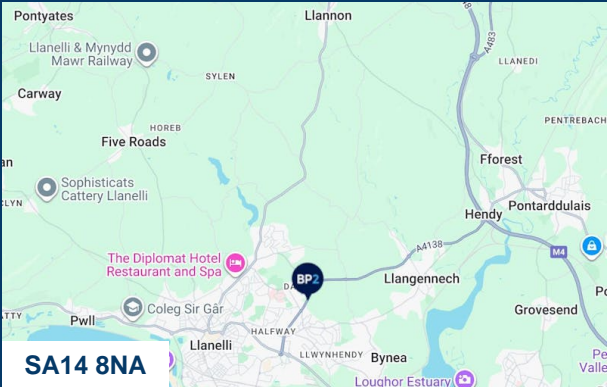
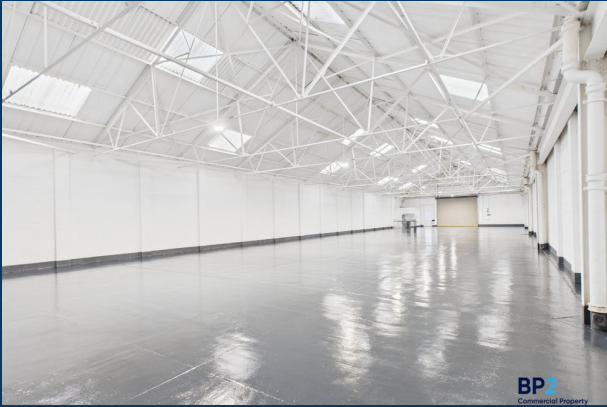
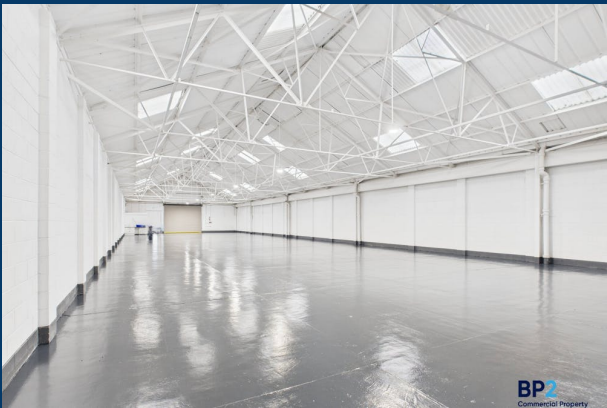
Good amenities are provided locally and the site is within close proximity to both the retail parks and the town centre.

Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse	8,235	765.06	Available
Total	8,235	765.06	

Specification

- Steel Portal Fram Construction
- Phase 3 Electric
- Concrete Floor
- Roller Shutter Door
- Pedestrian Access
- Translucent Roof Lights
- W.C Facilities
- Tea Point



Viewing & Further Information



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