

Un-serviced Compound, Penybanc Depot

Penybanc Street, Ammanford, SA18 3RB

1.14 Acres Industrial in Ammanford To Let

1.14 Acres
(0.46 Hectares)

- Open Storage Available
- Suitable for HGV Parking
- Available Immediately
- Excellent Road Connectivity

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Summary

Available Size	1.14 Acres
Business Rates	N/A
Service Charge	Interested parties are advised to make their on enquiries with the Valuation Office Agency in respect of the rateable value.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

The Unserviced compound is a level site comprising of 1.14 acres (4,600sq.m) of graveled yard. The compound is ideal for open storage uses subject to obtaining the appropriate planning permissions.

Location

The compound at the Penybank Depot is located in Ammanford midway between Swansea and Carmarthen. The area benefits from good accessibility, with both J49 of the M4 and the A48 within 5 miles of the depot. Notable occupiers in the area include Brecon Carreg, LBS and Carmarthen County Council.

Accommodation

Name	sq ft	sq m	Availability
Outdoor - Unserviced Storage Land	49,658.40	4,613.42	Let
Total	49,658.40	4,613.42	

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.

Terms

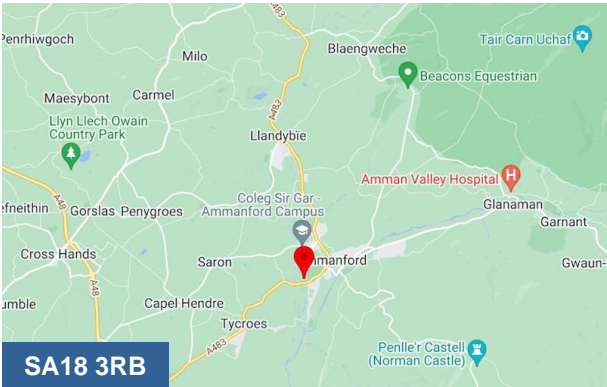
The compound is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Services

Non serviced open storage.

Service Charge

A charge may be levied for shared estate roads and maintenance required.



Viewing & Further Information



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