

Rees Richards & Blyth

commercial | residential | rural

Linton Yard, Bynea Business Park, Llanelli, SA14 9SU

Land, Light Industrial, Industrial / Warehouse To Let | £15,000 per acre | 1 to 6.24 Acres

Secure, gated open storage yard of approximately 6.24 acres with a range of flexible buildings, available as a whole or in part.





Key Points

- Planning consent for open storage use
- Secure, gated site of approximately 6.24 acres, available as a whole or in part
- Range of flexible buildings totalling approximately 10,378 sq ft GIA
- Prominent location adjacent to the A484 with good access to Llanelli, Swansea and the M4
- Available immediately on a new lease

Description

Linton Yard comprises a substantial, self-contained open storage site extending to approx. 6.24 acres (2.52 hectares), set within a secure, gated perimeter on Bynea Business Park. The site benefits from planning consent for open storage and includes four principal buildings totalling approx. 10,378 sq ft (964.15 sq m). The principal building extends to approx. 7,203 sq ft with an eaves height of approx. 8m. It is supported by a range of smaller ancillary buildings that can be used for workshop, storage and office/welfare purposes.

The site is available as a whole or in part. It is well suited to a variety of occupiers, including plant and machinery hire, contractors, transport and logistics operators, and businesses that need secure external storage.

Location

Linton Yard is located on Bynea Business Park, off Heol Y Bwlch, approximately 4 miles east of Llanelli town centre and approximately 10 miles west of Swansea city centre.

The site lies directly adjacent to the A484 (Trostre to Loughor) giving swift access to Llanelli, the Loughor Bridge and Gorseinon, and to Junctions 47 and 48 of the M4 Motorway, which connect to the wider South Wales motorway network.

The surrounding area is an established commercial location with a range of industrial, trade and waste management occupiers nearby.



Summary

- Rent: £15,000 per acre
- Business rates: £26,606 per annum Fiscal year is 26/27
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- View details on our website
- View Microsite

Contact & Viewings

David Blyth MRICS
07966 752301
david@reesrichardsblyth.co.uk

Roger Poolman FRICS
07775 037782
roger@reesrichardsblyth.co.uk

Accommodation

Description	sq ft	sq m
Weighbridge Office	663	61.59
Canteen Porta Cabin	312	28.99
Waste Warehouse	7,203	669.18
Workshops	2,200	204.39
Total	**10,378**	**964.15**

Specifications

- Site area of approximately 6.24 acres (2.52 hectares)
- Available as a whole or in part
- Planning consent for open storage use
- Secure, gated and fenced site
- Four principle buildings, totalling approx. 10,378 sq ft, with others.
- Main waste warehouse building of approx. 7,203 sq ft with approx. 8m eaves height
- Large hardstanding areas for storage, plant and vehicle parking
- Direct access from Heol Y Bwlch, with easy access to the A484
- Available immediately

Terms

The site is available to let as a whole or in part on a new lease, with the length of term to be agreed.

Rent

The site as a whole is available at a quoting rent of £15,000 per acre per annum exclusive, which equates to approximately £93,555 per annum. Rents for individual plots are available on application.

Availability

Available Immediately

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