

BUSINESS CENTRE AT HOUSE 1, FORMER JOHN BURNS PREMISES
FERRY ROAD | KIDWELLY | SA17 5EJ

**HUNT &
THORNE**
CHARTERED SURVEYORS



**OFFICES
TO LET**

- SUITES FROM 107 SQ FT
- IMPRESSIVE DETACHED PREMISES
- HIGH QUALITY OFFICE AND STORAGE ACCOMMODATION
- GOOD ONSITE CAR PARKING

LOCATION

The property is located off Ferry Road in Kidwelly, which is a village in Carmarthenshire, located within 10 miles north west of Llanelli and 10 miles south of Carmarthen.

The building is located within the Burns Pet Nutrition headquarters complex. Other prominent companies in the area include Gravells Renault and Kia, Travis Perkins and Parc Y Bocs Farm Shop.



DESCRIPTION

A modern detached office building, set on two floors. The building has facing brick elevations beneath a mock slate tiled roof.

Externally comprises of tarmac car parking and loading area:

ACCOMMODATION

Please see availability schedule.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9EQ

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

LEGAL COSTS

Each party to pay their own legal costs in this transaction.

VAT

Our client reserves the right to charge VAT on all payments.

RATEABLE VALUE

The property will require a new rating assessment.

UBR for Wales 2025/26 is 56.8p in the £.

LEASE TERMS

The property is available on new lease terms.

RENTAL

Please see availability schedule.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The landlord reserves the right to charge a contribution to the maintenance of the external part of the complex. The landlord to continue to insure the property and recover the premium cost from the tenant.

EPC

To be provided.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

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April 2025

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Schedule of Available Suites

Suite No	Size	Rental per month	S/C per month	BI per month	Rateable Value
GF					
1	14.49 sq m (156 sq ft)	£156.00	TBA	TBA	TBA
Store 1	3.81 sq m (41 sq ft)	£28.00	TBA	TBA	TBA
2	9.94 sq m (107 sq ft)	£135.00	TBA	TBA	TBA
3	14.86 sq m (160 sq ft)	£200.00	TBA	TBA	TBA
4	13.16 sq m (143 sq ft)	£180.00	TBA	TBA	TBA
5	TBA	TBA	TBA	TBA	TBA
6	TBA	TBA	TBA	TBA	TBA
7	32.52 sq m (350 sq ft)	£350.00	TBA	TBA	TBA
FF					
8	9.76 sq m (105 sq ft)	£150.00	TBA	TBA	TBA
9	25.64 sq m (276 sq ft)	£345.00	TBA	TBA	TBA
10	16.91 sq m (182 sq ft)	£230.00	TBA	TBA	TBA
11	17.65 sq m (190 sq ft)	£240.00	TBA	TBA	TBA

Note: Utilities will be invoiced on a floor area basis.

Note: Arrangement fee £350 plus vat.

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