

SUITE 19 AMIAD BUSINESS CENTRE

HEOL RHOSYN | DAFEN, LLANELLI | SA14 8QG



BUSINESS SUITE TO LET

- FLEXIBLE TENANCY AGREEMENTS AVAILABLE
- ONSITE CAR PARKING
- ALL INCLUSIVE RENT
- 91 SQ FT (8.64 SQ M)
- £1,274 PAX

LOCATION

The property is located on the established Dafen Business Park, which lies 3 miles north of Llanelli town centre and 4 miles from J48 of the M4. Prominent occupiers in the immediate vicinity include PA Installations, Gestamp Tallent, Calsonic Kansei, Teddington Engineered Solutions, Prince Phillip Hospital and Carmarthenshire Beacon Enterprise Park.

DESCRIPTION

A detached steel portal frame building, with elevations of feature glass and aluminium windows, together with facing brick and an alloy clad roof. The property is divided internally into individual business suites. Externally exists landscape grounds, with a high level of car parking.

ACCOMMODATION

Total	8.64 sq m	91 sq ft
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AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, 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.

TERMS

Available on new flexible tenancy agreements.

RENT

Rent includes base rent, service charge and building insurance.

RATEABLE VALUE

For business rating information visit the Valuation Office Agency at www.voa.gov.uk

EPC

CN: 0350-0333-3529-0029-4002

Band D - 93

VAT

All prices, premiums and rents are quoted exclusive of VAT.

LEGAL COSTS

Each Party responsible for their own costs.

FURTHER INFORMATION

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

MATTHEW SIMS

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August 2025

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