

UNIT 10, HEOL CROPIN

HUNT & THORNE
CHARTERED SURVEYORS

DAFEN INDUSTRIAL ESTATE | LLANELLI | SA14 8QW



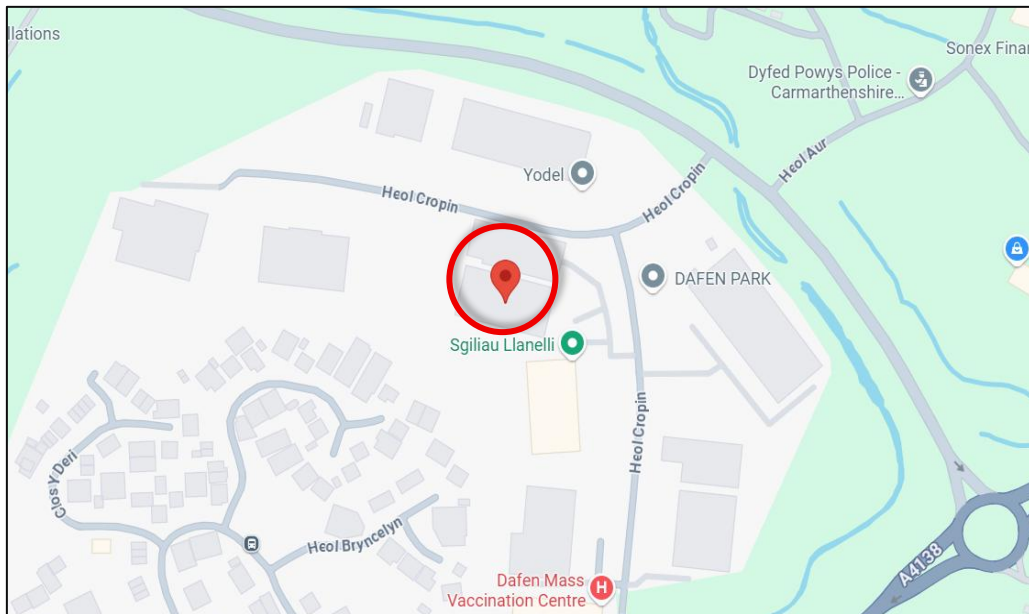
INDUSTRIAL TO LET

- WAREHOUSE/MANUFACTURING (STANC)
- WITHIN 4 MILES OF J48 OF M4 MOTORWAY
- 3 ROLLER DOOR ACCESS
- 3,716.12 SQ M (40,000 SQ FT)
- ASKING RENT: £200,000 PAX

LOCATION

The property is located on the modern Dafen Industrial Estate, originally constructed by the Welsh Development Agency. The development lies one mile to the north east of Llanelli Town centre and four miles south west of J48 of the M4.

Prominent occupiers in the immediate vicinity include Dyfed Steel, Owens Road Services, Gestamp Tallent, Marelli Automotive Systems, Storage Giant, CSA Recruitment, Dyfed Powys Police, Teddington Engineering, Wales Air Ambulance and Hywel Dda Health Board.



DESCRIPTION

A prominently located detached industrial premises. The building is of steel portal frame, clad with alloy cladding and a mixture of breeze block and facing brick elevations. The industrial/warehouse area is accessed via three industrial doors leading to loading area and yard compound. The property benefits from a two-storey office and staff accommodation, surrounded by car parking.

The building has the following features:

- Large car parking area.
- Three loading doors.
- Minimum eaves front 5.52 m
- Minimum eaves rear 4 m
- Maximum eaves 7.65 m

ACCOMMODATION

	Sq M	Sq Ft
Warehouse area	3,399.52	36,592
Ground floor offices and staff	182.20	1,962
First floor offices	134.40	1,446
Total	3,716.12	40,000

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.

RATEABLE VALUE

As a result of an online enquiry on the Valuation Office website, the rateable value is £101,000 pax.

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

Interested parties are asked to verify this information.

LEASE TERMS

The property is available on new lease terms.

ASKING RENT

£200,000 PAX

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge will be payable towards the maintenance of the external part of the property and the external communal areas of the site, if the property is split. The landlord to continue to insure and recover the premium cost from the tenant.

EPC

Band C

CN: 9235-3009-0517-0500-6091

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.

JASON THORNE

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07387 188482

MATTHEW SIMS

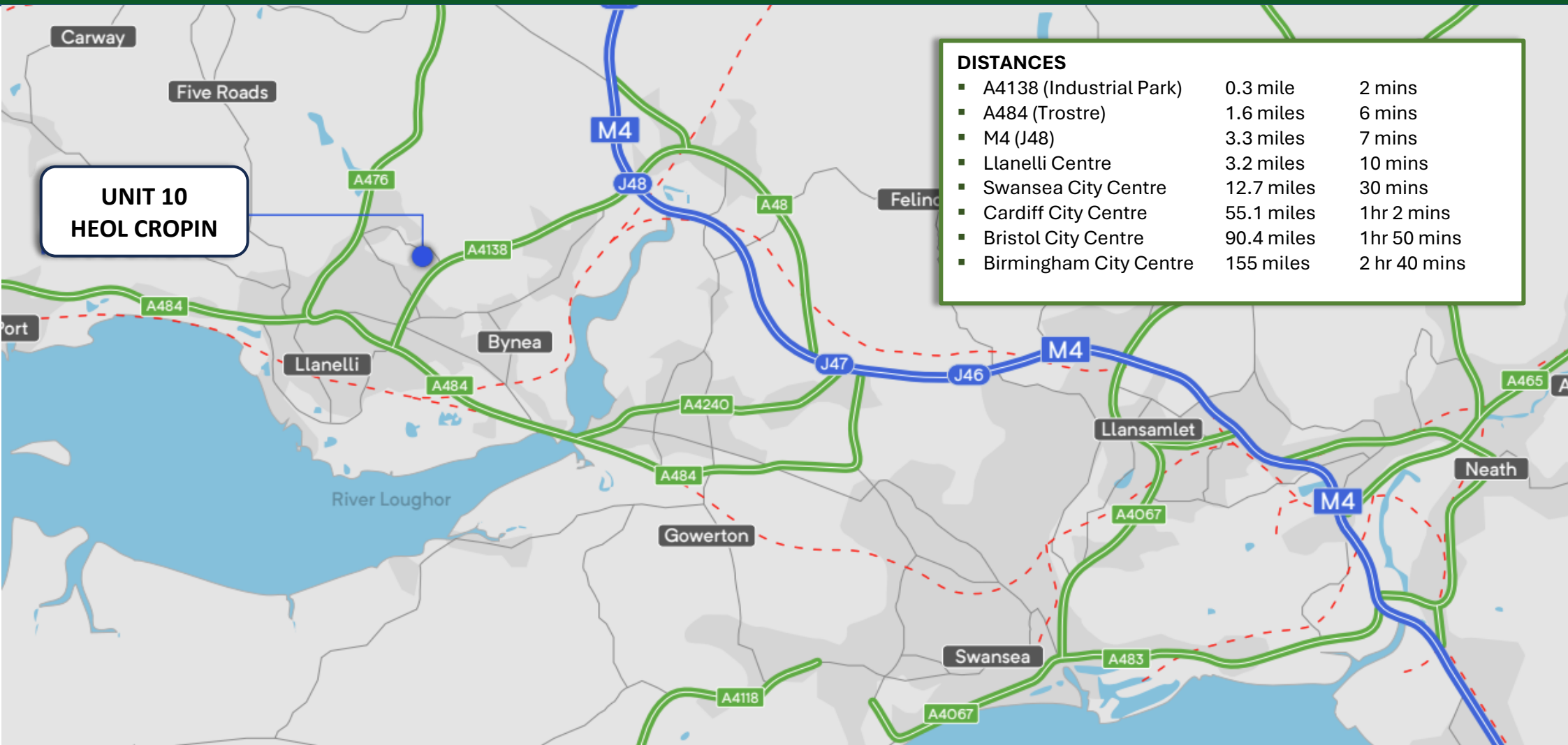
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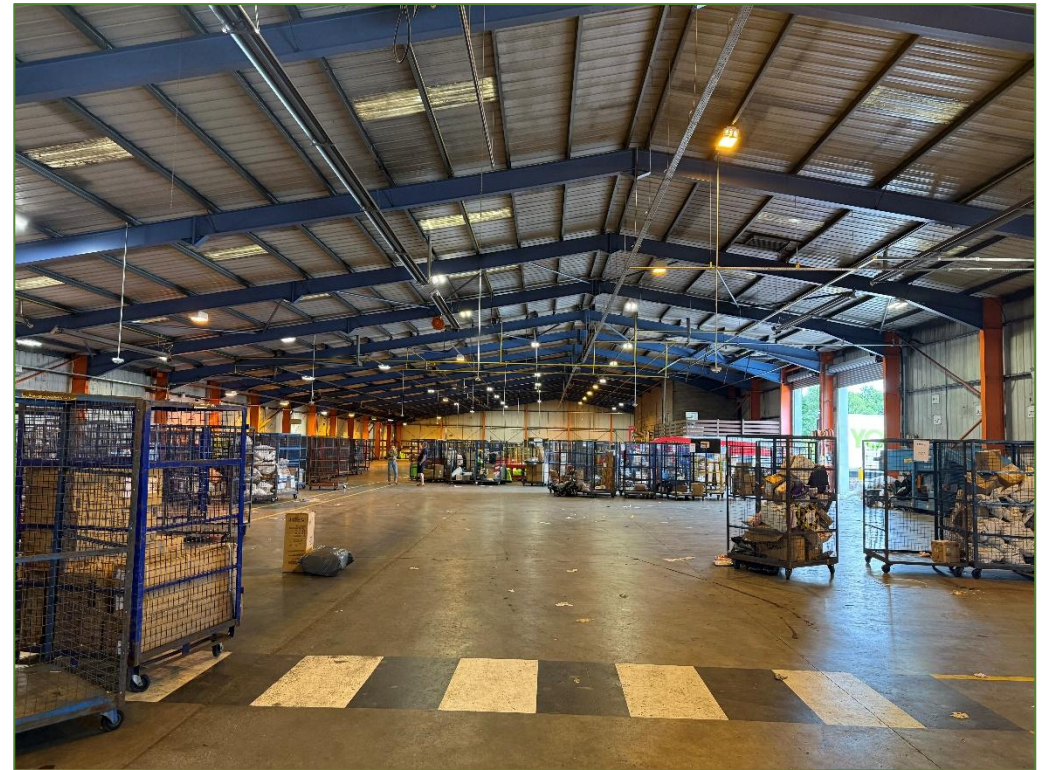
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