

UNIT 6, HEOL CROPIN

DAFEN INDUSTRIAL ESTATE | LLANELLI | SA14 8QW



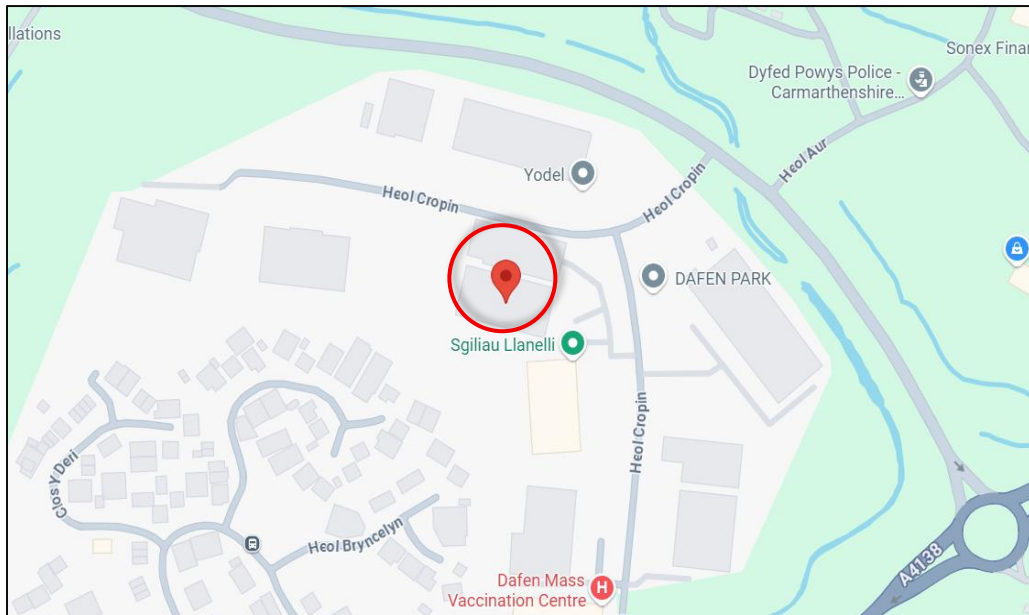
INDUSTRIAL TO LET

- PREVIOUSLY USED AS A GYM, BUT CAN BE CONVERTED TO A TRADE COUNTER/INDUSTRIAL UNIT (STANC)
- WITHIN 4 MILES OF J48 OF M4 MOTORWAY
- 2,096.63 sq m (22,567 sq ft)
- ASKING RENT: £112,950 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 Transport, Gestamp Tallent, Marelli Automotive Systems, Storage Giant, CSA Recruitment, Dyfed Powys Police, Teddington Engineering, Yodel, Wales Air Ambulance and Hywel Dda Health Board.



DESCRIPTION

A detached steel portal frame property, with roof and external elevations of alloy cladding and breeze block/facing brick. Access to the property is provided via a conservatory entrance leading to the core office and showroom accommodation. Industrial door access is provided to the right-hand side of the building.

The property previously operated as a gym, with extensive refurbishment to provide concession rooms, first floor bar, kitchen and viewing gallery, overlooking two main training areas. The property could be converted back to its original use of a trade counter/industrial use, subject to all necessary consent.

FEATURES

- Minimum eaves 5.5m
- Potential high office content
- Good on-site car parking
- Yard area
- Close to J48 of M4 motorway

ACCOMMODATION

	Sq M	Sq Ft
Ground Floor	1,607.57	17,303
First Floor	489.06	5,264
Total	2,096.63	22,567

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.



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

We have been informed, via an online enquiry with the Valuation Office, that the property has been removed from the rating list. Previous assessment was £58,000.

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

Interested parties are asked to verify this information.

ASKING RENT

£112,950 PAX

EPC

Band C

CN: 0960-7936-0301-4070-1070

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

jason@huntandthorne.com

07387 188482

MATTHEW SIMS

matthew@huntandthorne.com

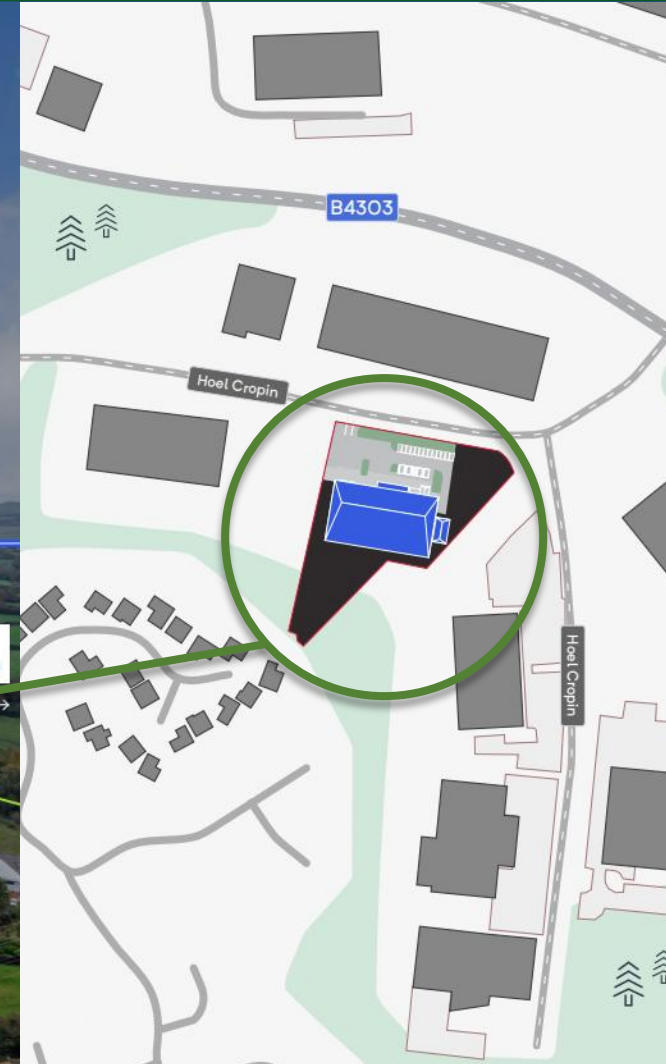
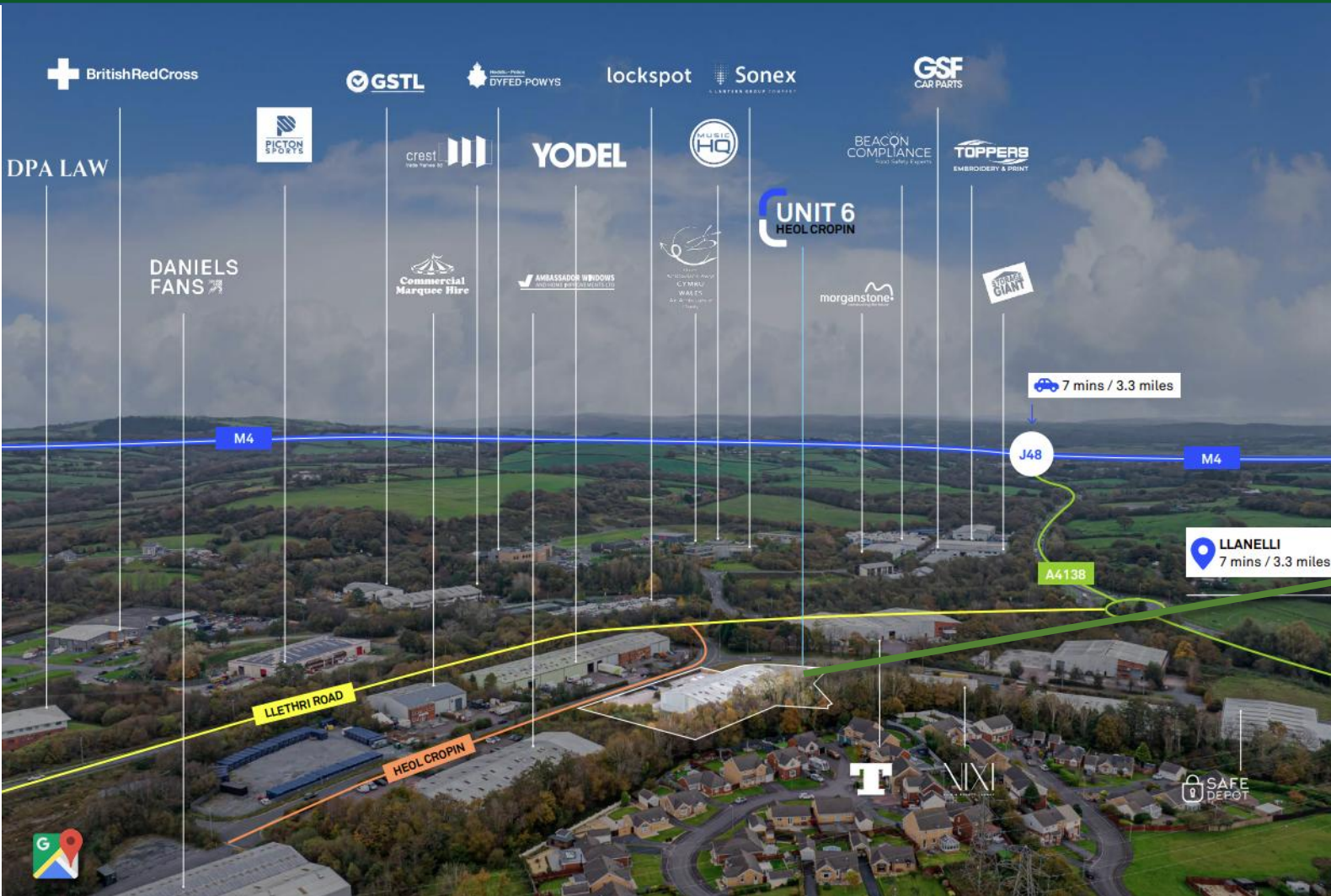
07825 372503

July 2025

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.



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.