

UNIT 2 ACER COURT

**HUNT &
THORNE**
CHARTERED SURVEYORS

HEOL PARC MAWR | CROSS HANDS BUSINESS PARK | CARMS. SA14 6RE



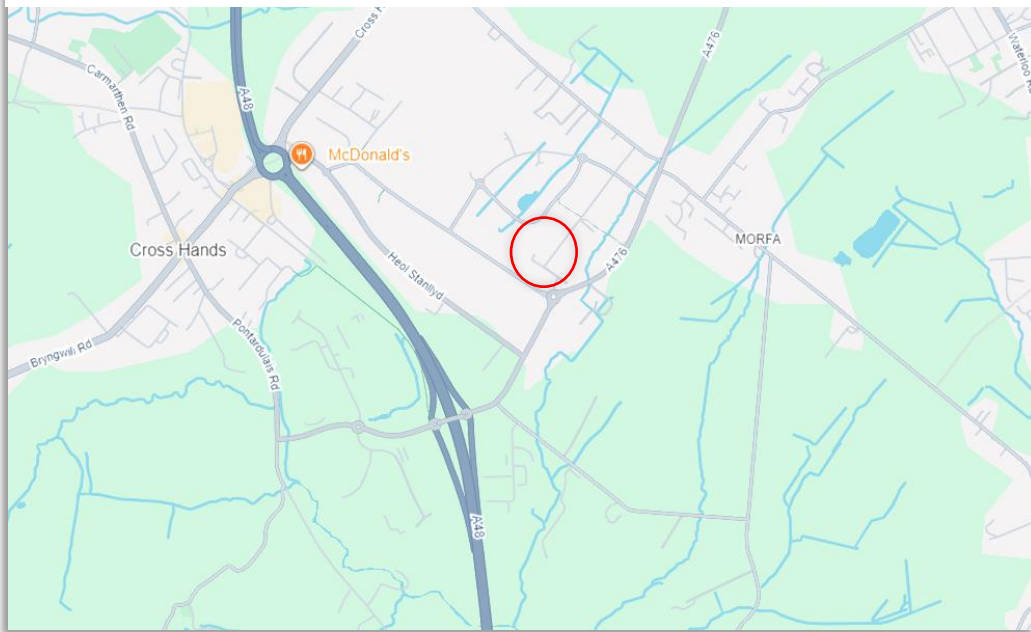
**TRADE COUNTER/
WAREHOUSE
TO LET**

- TRADE COUNTER/WAREHOUSE PREMISES
- CLOSE TO J49 OF THE M4 MOTORWAY
- HIGH OFFICE CONTENT
- 214.79 SQ M (2,312 SQ FT)
- ASKING RENT: £20,000 PAX

LOCATION

The estate fronts on to Heol Parc Mawr, one of the main access roads within Cross Hands Business Park. Excellent communications are provided to J49 (Pont Abraham) of the M4 motorway, which is only 4 miles south, while Carmarthen town centre is located only 12 miles north west.

Prominent occupiers on Cross Hands Business Park include Castell Howell Foods, Shufflebottom, J&J Motors, McDonalds, Leekes Department Store, Home Bargains, Continental Leisure Vehicles and Ron Skinner & Sons.



DESCRIPTION

The property is set within the Acer Court development and is of standard steel portal construction, with elevations of facing brick, breeze block and alloy cladding, with an alloy clad roof. The property has the following features:

- Established trade counter location.
- High office content.
- Minimum eaves 4.12 m
- Maximum eaves 6.64 m

ACCOMMODATION

TOTAL: 214.79 sq m (2,312 sq ft)

Comprising of entire lobby, two offices, staff facilities and warehouse.

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 9LA

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.

VAT

All prices are quoted excluding VAT. Our client reserves the right to charge VAT on all payments.

RATEABLE VALUE

We have been informed via an online enquiry on the Valuation Office web site that the property has a rateable value of £10,000.

UBR for Wales for 2025/26 is 0.568p in the £.

Interested parties asked to verify this information, by making direct contact with the local rating authority.

LEASE TERMS

The property is available on new lease terms.

RENTAL

£20,000 pax

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge is payable in relation to the maintenance of the shared common areas of the estate. The landlord to continue to insure and recover the premium cost from the tenant.

EPC

To be provided.

ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

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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October 2025

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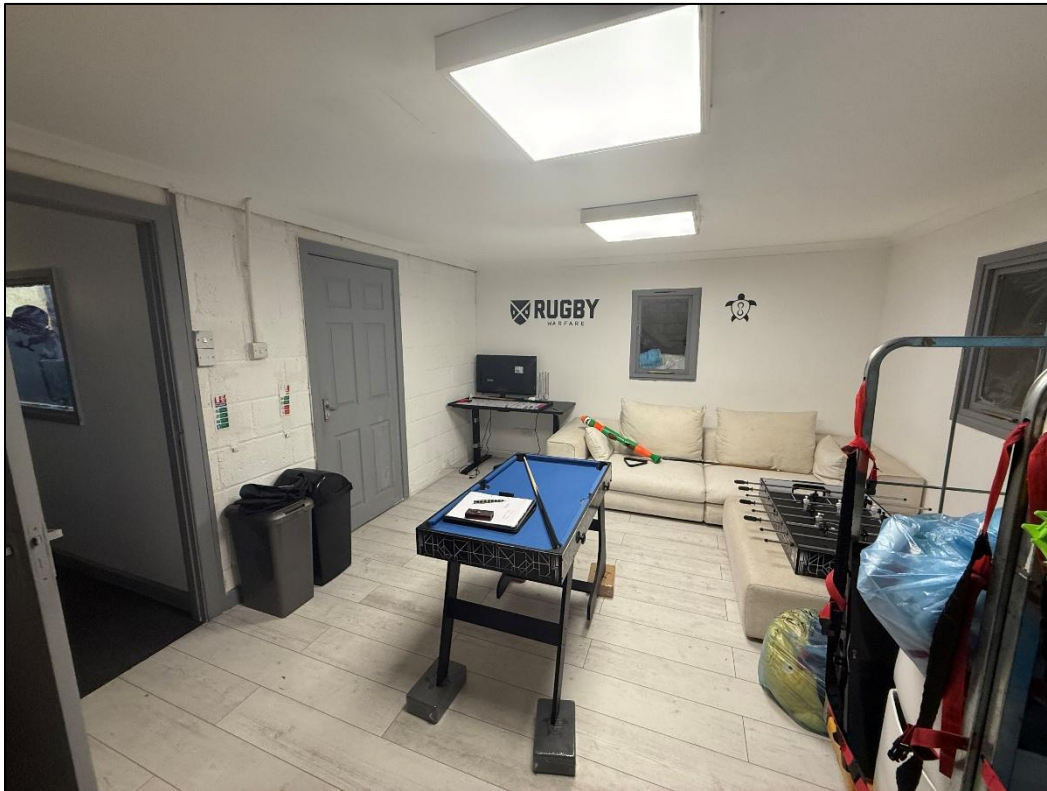
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