

UNIT 3B BYNEA BUSINESS PARK

OFF HEOL Y BWLCH | BYNEA | LLANELLI SA14 9SU



WAREHOUSE/WORKSHOP
TO LET

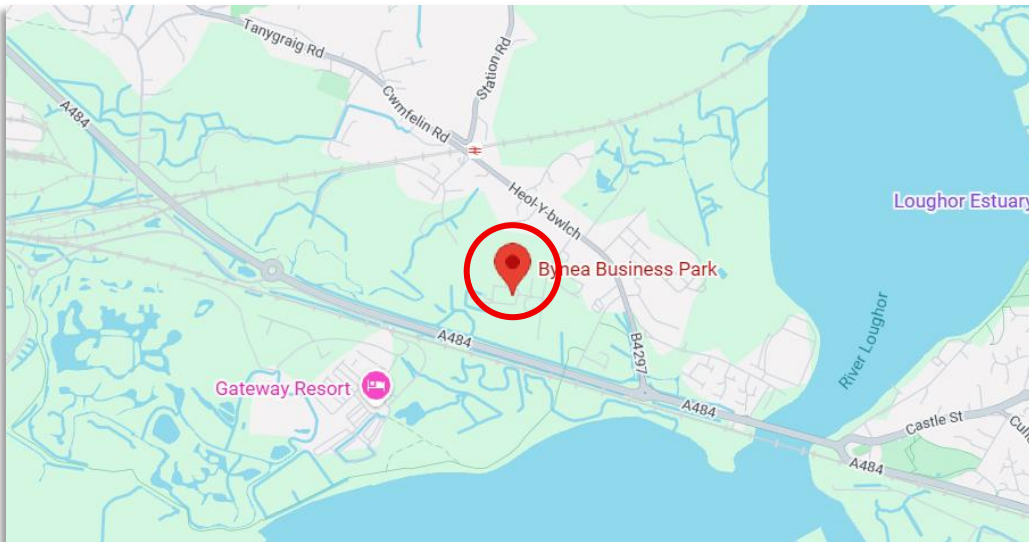
- SUITABLE FOR A RANGE OF BUSINESS OCCUPIERS
- STORAGE/WORKSHOP
- FLEXIBLE LEASE TERMS AVAILABLE
- 6 MILES TO J47 M4 MOTORWAY
- 156.9 SQ M (1,689 SQ FT)
- ASKING RENT: £10,134 PAX

LOCATION

The property is located at the rear of Bynea Industrial Estate, which is accessed off Heol Y Bwlch, within the residential suburb of Bynea, near Llanelli.

Bynea Industrial Estate lies 6 miles from J47 of the M4 motorway via the A484/A483 and only 5 miles from J48 of the M4 motorway via the A4841/A4138 link roads.

Prominent occupiers in the immediate vicinity include Dyfed Steel, Owens Road Services, NHS and Huntsman Corporation.



DESCRIPTION

The unit joins part of the main building, with independent access. The premises is of steel portal frame construction, with walls of brick/breeze block and corrugated roof.

ACCOMMODATION

GIA: 156.85 sq m (1689 sq ft).

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

VAT will be payable on all payments.

LEGAL COSTS

Each party to pay their own legal costs on each transaction.

RATEABLE VALUE

A new rateable value will be set on each unit by the Valuation Office.
UBR for Wales 2025/26 0.568p in £.

RENT

£10,134pax

LEASE TERMS

Available on new flexible tenancy agreements.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to contribute to the shared main entrance of the external common areas of the estate, via a service charge. 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.

MATTHEW SIMS

matthew@huntandthorne.com

07825 372503

JASON THORNE

jason@huntandthorne.com

07387 188482

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