

SUITE 1.4 FIRST FLOOR, UNIT 1.4

LLWYN YR EOS, PARC MENTER, CROSS HANDS BUSINESS PARK | SA14 6RZ



**OFFICE SPACE
TO LET**

- GOOD ACCESS TO A48 & J49 OF M4
- GOOD CAR PARKING ALLOCATION
- 226.33 SQ M (2,437 SQ FT)
- RENT £29,950 PAX

LOCATION

The property forms part of the Unit 1 Llwyn Yr Eos development, on Parc Menter, which is the lower part of the Cross Hands Business Park. The development is the home to Arra Distribution, Ronnie S Evans, MiHomecare and CC Repairs Wales. Other occupiers in the immediate vicinity include Dawn Parc, Castell Howell Foods, Just Wales, Ron Skinner & Sons and Shufflebottom.

The site is located alongside the A48 dual carriageway, providing access from J49 of the M4 motorway, 12 miles northwest of Swansea and 16 miles southeast of Carmarthen.



DESCRIPTION

The property forms part of a detached steel portal frame building, which is split into 6 individual units, with yard area to the rear and car parking to the side of the site.

ACCOMMODATION

Office and staff accommodation	226.33 sq m	2,437 sq ft
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RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £TBA.

UBR for Wales 2026/27 is 0.502p in the £.

Interested parties are asked to verify this information.

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.

LEASE TERMS

The property is available on a new lease on terms to be agreed.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge will be levied in relation to the external maintenance of the site and building. The landlord to continue to insure and recover the premium cost from the tenant.

ASKING RENT

£29,950pax.

EPC

To be provided.

VAT

The figures quoted are exclusive of VAT. Our client reserves the right to charge VAT on all payments.

LEGAL COSTS

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

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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February 2026

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