

To Let

Offices/Trade Counter/

Warehouse/Manufacturing

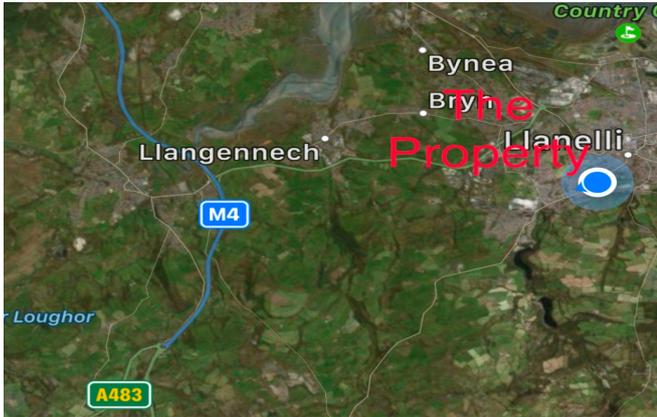
DTP2, Dafen, Llanelli, Carmarthenshire



- Offices from 20 Sq M (215 Sq Ft)
- Industrial from 150 Sq M (1,614 Sq Ft)
- Multi-Let Business Park
- Close to J48 of M4 Motorway

DTP2, Dafen, Llanelli, Carmarthenshire

Location



A semi-prominent roadside development close to Parc Pemberton and Parc Trostre retail developments. The property runs alongside the A4138, which is the main access road leading from J48 of the M4 motorway to Llanelli Town Centre. Prominent occupiers in the immediate vicinity include Dyfed Steel; Owens Road Services; Enterprise Rent a Car; Tool Station and Tile & Bath Co.

Description

DTP2 occupies a site of approximately 5.41 acres. The main building is a six bay industrial unit with five other industrial and office buildings.

The property has the following features:

- 3.7m minimum eaves
- Tailboard loading
- Plenty of on-site car parking
- Mix of office and industrial accommodation
- Close to J48 of M4 motorway

Floor Area	Sq M	Sq Ft
Office Suites from	20	215
to	249.17	2,682
Industrial from	150	1,614
to	5,621.37	60,507

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Our client reserves the right to levy VAT on all payments.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

A new assessment will be provided with each accommodation.

UBR for Wales 2019/20 is 52.6p in the £.

Terms

Open to negotiation.

Rent

On application.

Service Charge & Building Insurance Premium

A service charge will be levied in relation to the cost of the upkeep of the external common areas. The Landlord to continue to insure the Development and recover the premium cost proportionally from the Tenant.

EPC

To be advised.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Jason Thorne

Lambert Smith Hampton

01792 487256

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Photo 1



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Photo 2



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Photo 3



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