HUNT& THORNE
CHARTERED SURVEYORS

01792 776600
huntandthorne.com

DTP2
DAFEN
LLANELLI
SA14 8NB

Warehouse/ Trade Counter/ Manufacturing

TO LET
£4.50 PSF

- FLEXIBLE ACCOMMODATION TO SUIT RANGE OF OCCUPIERS
- MULTI-LET BUSINESS PARK
- WAREHOUSE/TRADE COUNTER/MANUFACTURING
- ESTABLISHED COMMERCIAL/INDUSTRIAL LOCATION
- CLOSE TO J48 OF THE M4 MOTORWAY
- AVAILABLE UNITS RANGE FROM 918 TO 11,731 SQ FT
- SEE AVAILABILTY SCHEDULE

AGENCY - PROPERTY MANAGEMNENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISTITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG
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.

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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

ACCOMMODATION
A variety of suites available on a flexible basis – see availability schedule below

EPC
TBC. Full copy available on request

TERMS
Available on new flexible lease terms, to be agreed

RENT
See availability schedule

RATEABLE VALUE
For business rating information visit the Valuation Office Agency at www.voa.gov.uk

SERVICE CHARGE
A Service Charge will be levied in relation to the maintenance of the common areas of the Estate. The Landlord will also recover the Building Insurance premium from the Tenant.

VAT
All prices, premiums and rents are quoted exclusive of VAT.

LEGAL COSTS
Each Party responsible for their own costs

VIEWING
For further information or to arrange a viewing, please contact the sole agents:

JASON THORNE
jason@huntandthorne.com
07387 188482

WILL HUNT
will@huntandthorne.com
07557 090164

August 2021

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Schedule of available accommodation

DTP2 Dafen, Llanelli

UNIT	SIZE	RENT	SC	BI	RATES	AVAILABILITY
12	65.00 sq m (700 sq ft)	£8,500pax	TBA	TBA	TBA	Immediate
13	LET	LET	LET	LET	LET	LET
14	1,089.85 sq m (11,731 sq ft)	£52,790 pax	£4,693 pax	£2,347 pax	£11,731 pax	Immediate
14A	LET	LET	LET	LET	LET	LET
15	LET	LET	LET	LET	LET	LET
16	LET	LET	LET	LET	LET	LET
17	LET	LET	LET	LET	LET	LET
18	LET	LET	LET	LET	LET	LET
19	772.86 sq m (8,319 sq ft)	£37,436 pax	£3,328 pax	£1664 pax	£8,319 pax	Immediate
20	LET	LET	LET	LET	LET	LET
21	LET	LET	LET	LET	LET	LET
22	LET	LET	LET	LET	LET	LET
23	LET	LET	LET	LET	LET	LET

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