



BUSINESS SUITES

UNIT 2

HEOL RHOSYN, DAFEN

LLANELLI

SA14 8QG

**OFFICES/
BUSINESS SUITES**

TO LET

**From £170pcm
(ALL-INCLUSIVE)**

- FLEXIBLE ACCOMMODATION TO SUIT RANGE OF BUSINESS/OFFICE OCCUPIERS
- FROM 102 TO 780 SQ FT
- ONSITE CAR PARKING
- FLEXIBLE TENANCY AGREEMENTS AVAILABLE
- ALL-INCLUSIVE RENTS
- 4 MILES FROM J48 OF M4, CLOSE TO LLANELLI TOWN CENTRE

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

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.



LOCATION

The property is located on the established Dafen Business Park, which lies 3 miles north of Llanelli town centre and 4 miles from J48 of the M4. Prominent occupiers in the immediate vicinity include PA Installations, Gestamp Tallent, Calsonic Kansei, Teddington Engineered Solutions, Prince Phillip Hospital and Carmarthenshire Beacon Enterprise Park.

DESCRIPTION

A detached steel portal frame building, with elevations of feature glass and aluminium windows, together with facing brick and an alloy clad roof. The property is divided internally into individual business suites. Externally exists landscape grounds, with a high level of car parking.

ACCOMMODATION

A range of suites available – see availability schedule overleaf

TERMS

Available on new flexible tenancy agreements.

RENT

All rents include base rent, service charge, building insurance, electric and heating. See availability schedule for rents.

RATEABLE VALUE

See availability schedule
For business rating information visit the Valuation Office Agency at www.voa.gov.uk

EPC

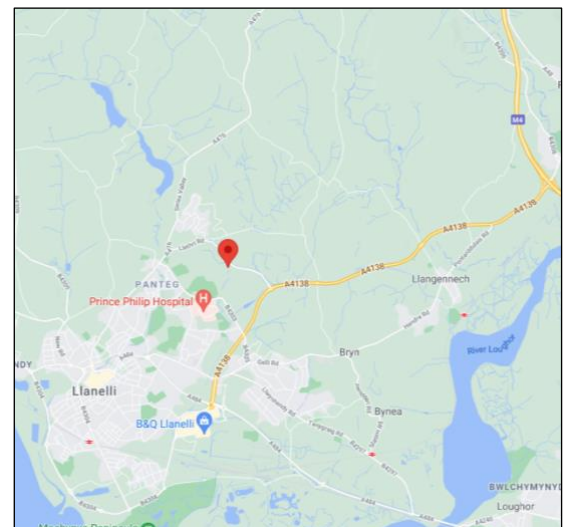
CN: 0350-0333-3529-0029-4002
Band D - 93

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

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WILL HUNT

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07557 090164

April 2021

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Business Suites at						
Unit 2 Heol Rhosyn, Dafen, Llanelli SA14 8QG						
Availability Schedule						
Suite	Size	All inclusive rent	Rateable Value	UBR	Deposit	Availability
12	9.48 sq m (102 sq ft)	£170 per month	TBA	0.535p	£250	Immediate
22	24.16 sq m (260 sq ft)	£435 per month	TBA	0.535p	£500	Immediate
23	24.16 sq m (260 sq ft)	£435 per month	TBA	0.535p	£500	Immediate
24	24.16 sq m (260 sq ft)	£435 per month	TBA	0.535p	£500	Immediate
NOTE: Rents are all inclusive which includes rent, service charge, bi , normal electric and heating consumed.						
Excludes: Rates, telephone , broadband.						
VAT applies.						