

# UNIT D2 LLANELLI GATE

DAFEN | LLANELLI | SA14 8LQ

**HUNT &  
THORNE**  
CHARTERED SURVEYORS



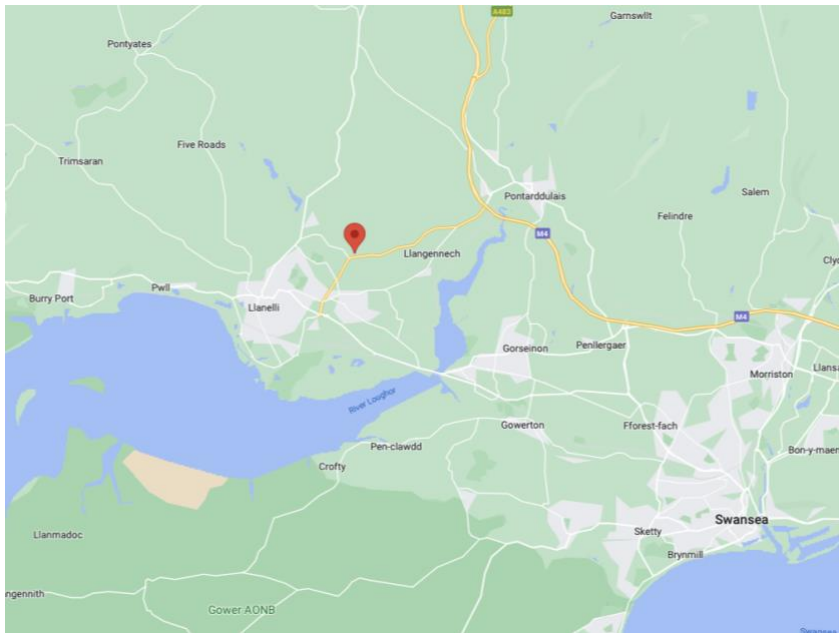
# MODERN INDUSTRIAL FOR SALE

- MODERN SEMI-DETACHED INDUSTRIAL ACCOMMODATION
- BREEAM GOOD CONSTRUCTION
- ESTABLISHED BUSINESS LOCATION CLOSE TO J48 M4
- 484 SQ M (5,210 SQ FT)
- FOR SALE OFFERS IN THE REGION OF £325,000

## LOCATION

The property is located on the modern Llanelli Gate development, which forms part of Dafen Industrial Estate, a established commercial / industrial location. The development lies one mile to the north east of Llanelli town centre and four miles south west of J48 M4.

Prominent occupiers in the immediate vicinity include Dyfed Steel, Owens Transport, Gestamp Tallent, Marelli Automotive Systems, Storage Giant, CSA, Teddington Engineering and Yodel.



## DESCRIPTION

The premises was constructed in cir 2006 to a high quality Bream Good standard. The building is of steel portal frame construction, with alloy clad walls and roof.

The current owner has allowed free solar panels to be added to the roof space providing discount electric. The building has a min internal eaves height of 3.51 m and a max of 5.10 m.

## ACCOMMODATION

The premises has the following gross internal area: 484.04 sq m ( 5,210 sq ft )  
Comprising of office, kitchen, ladies, gents and disabled wc and warehouse. A mez floor of 183.25 sq m ( 1,972 sq ft ) has been added and the vendor will confirm if this will remain as part of the sale.

## RATEABLE VALUE

£18,250

UBR for Wales 2022/23 is 53.5p in the £

We believe this is Unit 9 on the Valuation Office web site. Interested parties are asked to verify the information.

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

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### SERVICE CHARGE

A service charge is payable towards the repair and maintenance of the external part of the courtyard.

### TENURE

The property is held Long Leasehold for a term of 125 years from cir 2006, on a peppercorn ground rent. Technically the property is Freehold, with the unit having a share of the management company.

### ASKING PRICE

Offers in the region of £325,000 (plus VAT if applicable)

### FURTHER INFORMATION

For further information or to arrange a viewing, please contact Hunt & Thorne Chartered Surveyors.

### JASON THORNE

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### WILL HUNT

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November 2022



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