



**UNIT 2.4
BYNEA BUSINESS PARK
OFF HEOL Y BWLCH
BYNEA
LLANELLI
SA14 9SU**

**Warehouse/
Workshop**

**TO LET
£9,000PAX**

- **SUITABLE FOR A RANGE OF BUSINESS OCCUPIERS**
- **STORAGE/WORKSHOP**
- **1772 SQ FT**
- **ROLLER DOOR ACCESS**
- **MEZ FLOOR**
- **FLEXIBLE LEASE TERMS AVAILABLE**
- **6 MILES TO J47 M4 MOTORWAY**

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

LOCATION

The property is located at the rear of Bynea Industrial Estate, which is accessed off Heol Y Bwlch, within the residential suburb of Bynea, near Llanelli.

Bynea Industrial Estate lies 6 miles from J47 of the M4 motorway via the A484 / A483 and only 5 miles from J48 of the M4 motorway via the A4841 / A4138 link roads.

Prominent occupiers in the immediate vicinity include Dyfed Steel, Owens Road Services, NHS and Huntsman Corporation.

DESCRIPTION

The unit joins part of the centre workshop/warehouse area, with shared access over the communal entrance. A detached steel portal frame building, with elevations of brick and breeze block, beneath a pitched roof.

ACCOMMODATION

GIA: 164.62 sq m (1772 sq ft).

RENT

£9,000pax

TERMS

Available on new flexible tenancy agreements

RATEABLE VALUE

TBA

SERVICE CHARGE & BUILDING INSURANCE

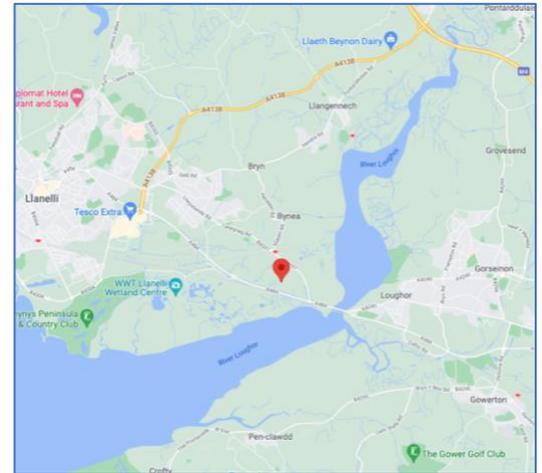
The tenant to contribute to the shared main entrance of the external common areas of the estate, via a service charge. The landlord to continue to insure and recover the premium cost from the tenant.

EPC

To be provided.

VAT

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



VIEWING

For further information or to arrange a viewing, please contact:

JASON THORNE

jason@huntandthorne.com
07387 188482

MATTHEW SIMS

matthew@huntandthorne.com
07825 372503

May 2023