



**UNIT 3B
BYNEA BUSINESS PARK
OFF HEOL Y BWLCH
BYNEA
LLANELLI
SA14 9SU**

**Warehouse/
Workshop**

**TO LET
£10,134PAX**

- **SUITABLE FOR A RANGE OF BUSINESS OCCUPIERS**
- **STORAGE/WORKSHOP**
- **1,689 SQ FT**
- **FLEXIBLE LEASE TERMS AVAILABLE**
- **6 MILES TO J47 M4 MOTORWAY**

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

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 main building, with independent access. The premises is of steel portal frame construction, with walls of brick/breeze block and corrugated roof.

ACCOMMODATION

GIA: 156.85 sq m (1689 sq ft).

RENT

£10,134pax

TERMS

Available on new flexible tenancy agreements

RATEABLE VALUE

TBA

SERVICE CHARGE & BUILDING INSURANCE

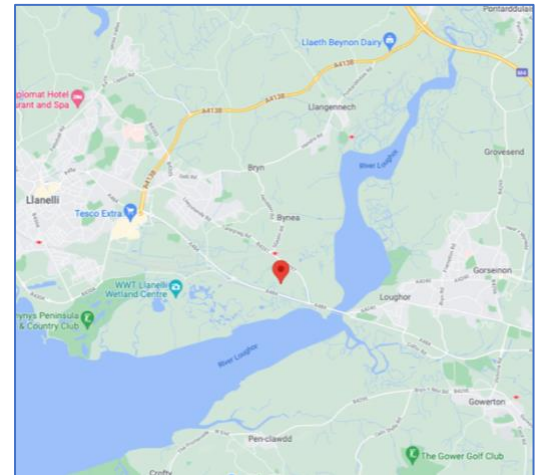
The tenant to contribute to the shared main entrance of the external common areas of the estate, via a service charge. The landlord to continue to insure and recover the premium cost from the tenant.

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:

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