

SUITE 1, 2ND FLOOR, SCARLET COURT

LLANELLI | CARMARTHENSHIRE | SA14 8QN

**HUNT &
THORNE**
CHARTERED SURVEYORS



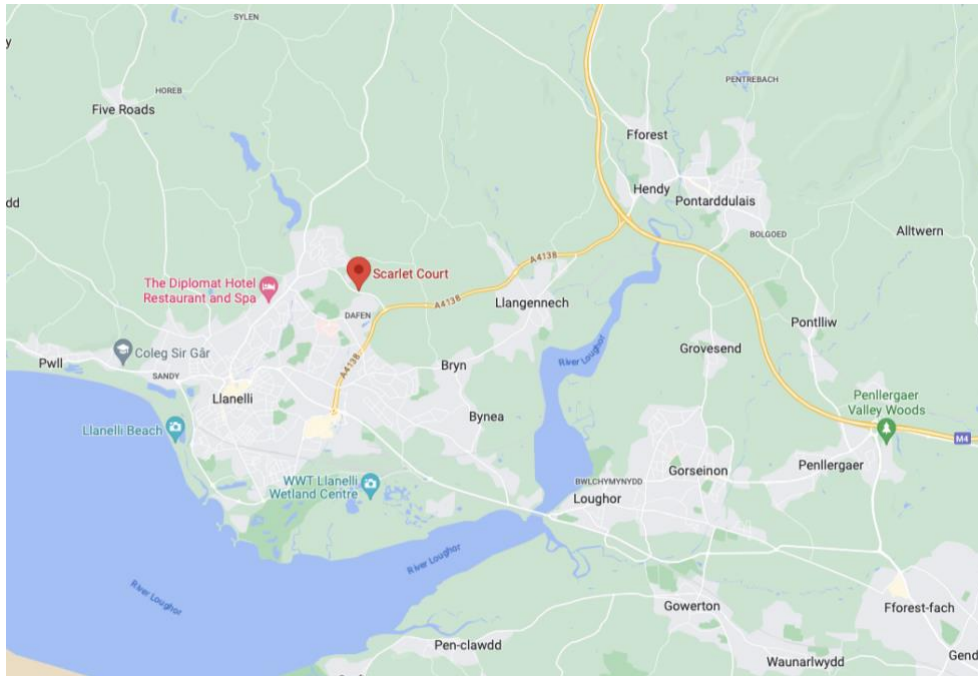
**MODERN OFFICE
TO LET**

- OUT OF TOWN OFFICE CLOSE TO M4 WITH GENEROUS CAR PARKING
- MODERN HIGH SPEC OFFICE ACCOMMODATION
- 1,840 SQ FT (170.94 SQ M)
- RENT £18,000 PAX

LOCATION

Scarlet Court is located approximately two miles east of Llanelli Town Centre and three miles west of J48 of the M4 Motorway.

Scarlet Court is a modern office building forming part of Dafen Business Park, a mixed use and established area.



DESCRIPTION

The property comprises a self-contained office suite within a three-storey detached building developed in 2009 to a BREEAM Excellent Standard. Kitchen and WC facilities are provided on each floor. Allocated parking is provided at the front of the building. The building also benefits from a communal intercom system and passenger lift.

ACCOMMODATION

Second Floor Accommodation:	170.94 sq m	1,840 sq ft
Total:	170.94 sq m	1,840 sq ft

RATEABLE VALUE

£16,000

UBR for Wales 2023/24 is 53.5p in the £

SERVICE CHARGE

The Landlord maintains and manages the communal parts of the building and communal external parts. The Tenant contributes to these costs via a service charge.

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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LEASE TERMS

The property is available on an effective full repairing and insuring lease on terms to be agreed.

RENT

Asking Rent £18,000pax

Business Rates, Service Charge and Building Insurance payable in addition.

EPC

TBC

VAT

All prices are quoted exclusive of VAT.

FURTHER INFORMATION

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

MATTHEW SIMS

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WILL HUNT

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October 2023





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