

UNIT 2 DAFEN TRADE PARK

DAFEN | LLANELLI | SA14 8ND

**HUNT &
THORNE**
CHARTERED SURVEYORS



TO LET – PROMINENT TRADE COUNTER
2,745 SQ FT – RENT £21,960 PAX

LOCATION

The property fronts a busy roundabout and the A4138 which is the main access road, linking J48 of the M4 with Trostre Retail Park and Llanelli Town Centre. Prominent occupiers in the immediate vicinity include Owens Transport, Dyfed Steel, TOOLSTATION, Tile & Bath Co and Enterprise Rent A Car.

DESCRIPTION

Dafen Trade Park is one of two developments, comprising of 11 units of trade counter premises, which has been fully refurbished by our client. The building is of steel frame construction, with elevations of brick and breeze block, rendered externally.

Extensive car parking, loading areas and landscaping are provided throughout the development.

ACCOMMODATION

The accommodation comprises the following:

Ground Floor	255 sq m	2,745 sq ft
Total	255 sq m	2,745 sq ft

RATEABLE VALUE

We have been informed via an online enquiry on the valuation office web site that the property has the following assessment:

RV £16,750

UBR for Wales 2023/24 is 0.535p in the £

EPC

To be provided

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM:

The tenant to contribute to the maintenance of the external common areas of the estate via service charge payments. The landlord to continue to insure and recover the premium cost from the tenant.

TERMS

The property is available on a new full repairing and insuring lease on terms to be agreed.

AVAILABILITY

Available immediately

RENT

£21,960 pax

LEGAL COSTS

Each party responsible for their own costs

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

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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