

YARD AREAS AT HEOL AUR

DAFEN INDUSTRIAL ESTATE | LLANELLI | SA14 8QN

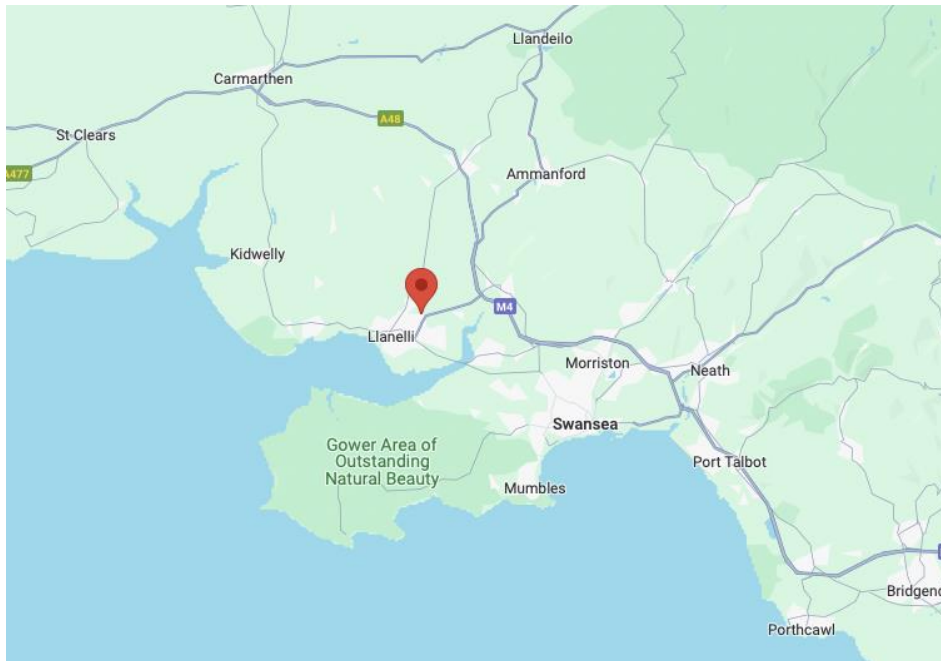


**YARD AREAS
TO LET**

- **HARDCORE SURFACED AND FENCED**
- **ESTABLISHED COMMERCIAL LOCATION CLOSE TO J48 M4**
- **YARD 1 – 0.11 ACRES - £8,320 PAX**
- **YARD 2 – 0.14 ACRES - £10,400 PAX**
- **CLOSE TO J48 OF THE M4**

LOCATION

The yard areas are accessed off Heol Aur, one of the inner roads serving Dafen Industrial Estate. Good communications are provided to the A4138 which is the main access road linking J48 of the M4 motorway to Llanelli Town Centre. Prominent occupiers in the immediate vicinity include CSA, Owens Transport, Dyfed Steel, Gestamp and Marelli Automotive.



DESCRIPTION

The yard areas are fenced and laid with hardcore:

Yard 1 – 0.11 acres

Yard 2 – 0.14 acres

Water and electric could be made available on request.

RATEABLE VALUE

New rateable value assessments will have to be provided by the Valuation Office.

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

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

Available on new flexible leases

RENT

Yard 1 : £8,320 pax

Yard 2: £10,400 pax

VAT

All prices are quoted exclusive of VAT. VAT is payable on all payments.

LEGAL COSTS

Each party to pay their own legal costs on this transaction.

FURTHER INFORMATION

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

JASON THORNE

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MATTHEW SIMS

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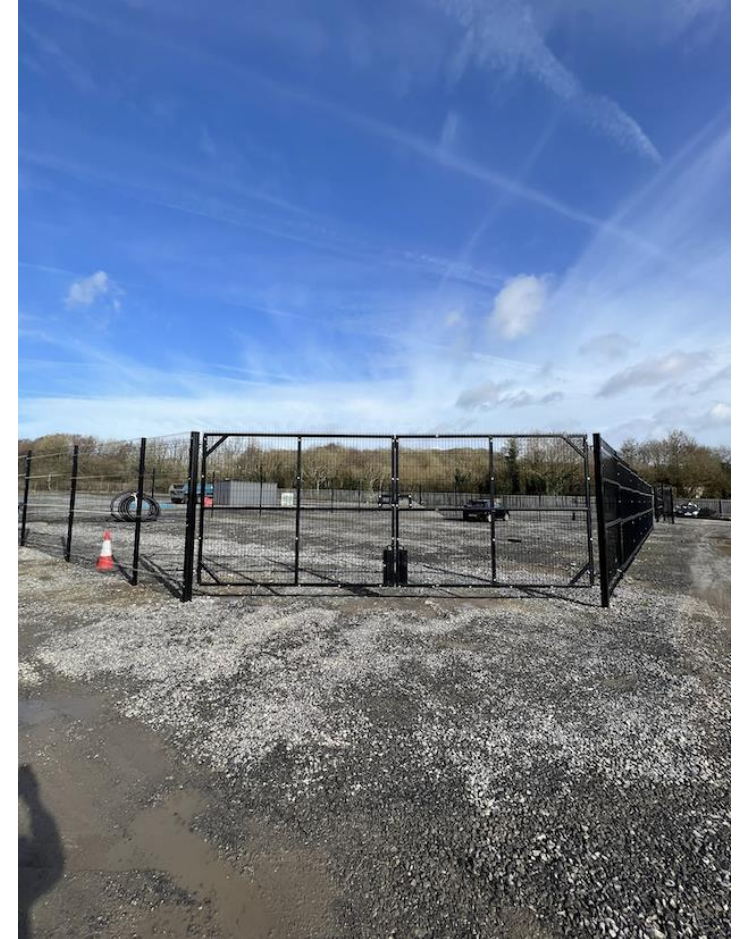
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February 2024

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