

UNIT 7 MEADOWS BRIDGE

PARC MENTER | CROSS HANDS, LLANELLI | SA14 6RA

**HUNT &
THORNE**

CHARTERED SURVEYORS

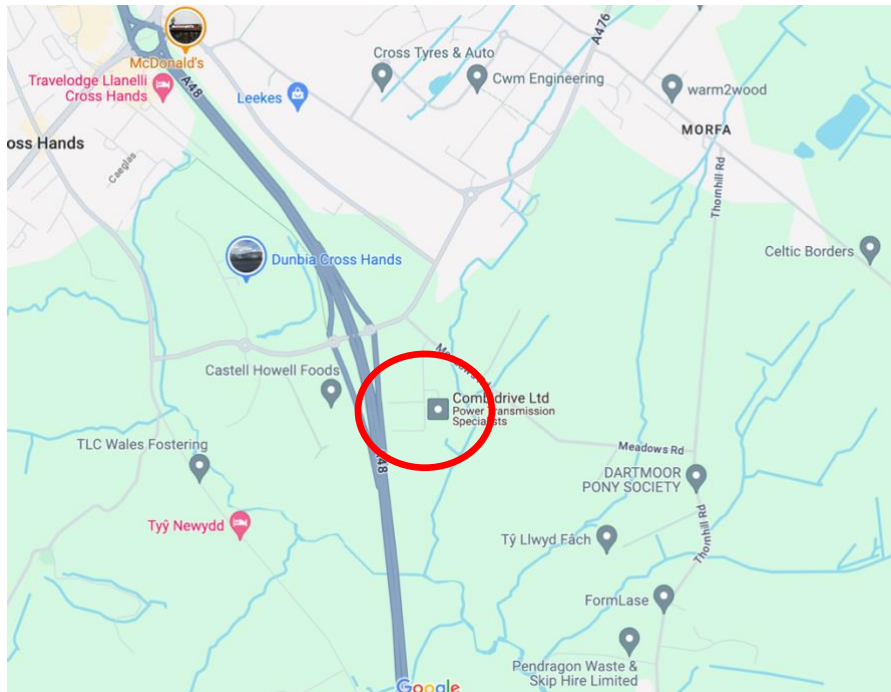


**INDUSTRIAL/OFFICE
TO LET**

- OFFICE/INDUSTRIAL SPACE
- PROMINENT LOCATION
- CLOSE TO THE A48 DUAL CARRIAGEWAY
- 236.19 SQ M (2,542 SQ FT)
- RENT £17,800 PAX

LOCATION

The property is located in a prominent trade park within Cross Hands, Llanelli, which lies four miles North J49 of the M4 Motorway and fifteen miles North West of Swansea. Prominent occupiers in the immediate vicinity include Arra Distribution, Castell Howell, Dawn Meats, Morgan & Morgan and Gregory Distribution.



DESCRIPTION

A semi-detached industrial property which is standard steel frame construction. The property is currently fitted out as an office building, but the partitions can be removed and unit re-instated to industrial or trade counter.

ACCOMMODATION

Total:	236.19 SQ M	2,542 SQ FT
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RATEABLE VALUE

A new rateable value will be set on this property.

UBR for Wales is 0.535p in the £.

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

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9EQ.

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LEASE TERMS

The property is available on new flexible lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge will be payable for the maintenance of the external common areas of the estate and the cost of insuring the property.

RENT

£17,800 pax

EPC

Rating – D

[3785-7769-8697-5380-9706](tel:3785-7769-8697-5380-9706)

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT 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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July 2024



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