Jenkins Best

Industrial
# TO LET



## Unit 21 Stradey Business Park, Llangennech, Llanelli, SA14 8YP

Well located warehouse / distribution unit - in close proximity to J48 of the M4 Motorway

## Summary

| | |
|---|---|
| **Tenure** | To Let |
| **Available Size** | 21,000 sq ft / 1,950.96 sq m |
| **Rent** | £3.75 per sq ft Exclusive. VAT payable in addition |
| **Service Charge** | Estate service charge / contribution to be confirmed. |
| **Rates Payable** | £8,910.50 per annum<br>Unit to be reassessed |
| **Rateable Value** | £17,750 |
| **EPC Rating** | EPC exempt - EPC has been |

## Key Points

- Close proximity to J48 of the M4 Motorway
- Detached unit
- Roller shutter doors width 4.8 metres, height 4.6 metres
- Strategic distribution location serving south west Wales and M4 corridor
- 2 No. level loading doors (either end of unit, cross-flow)
- Unit - minimum eaves height 5.5 metres

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| **Rates Payable** | £8,910.50 per annum<br>Unit to be reassessed |
| **Rateable Value** | £17,750 |
| **Service Charge** | Estate service charge / contribution to be confirmed. |
| **VAT** | Applicable |
| **Legal Fees** | Each party to bear their own costs |
| **Estate Charge** | Building insurance premium to be confirmed. |
| **EPC Rating** | EPC exempt - EPC has been commissioned, will be available in less than 28 days |

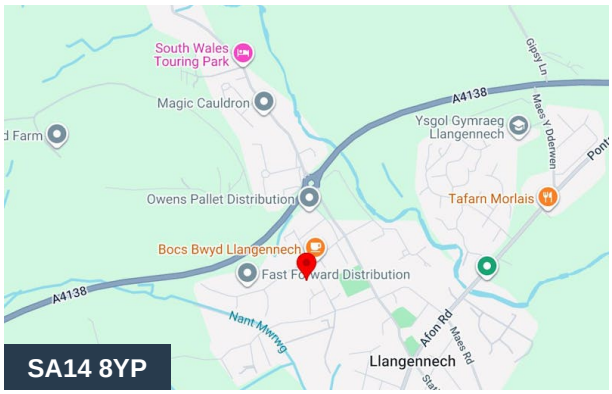
## Description

Unit 21 is located at the established Stradey Business Centre, located alongside the A4138. The estate is recognised as a strategic distribution and industrial location with occupiers including Owens Transport, Hydro and the NHS.

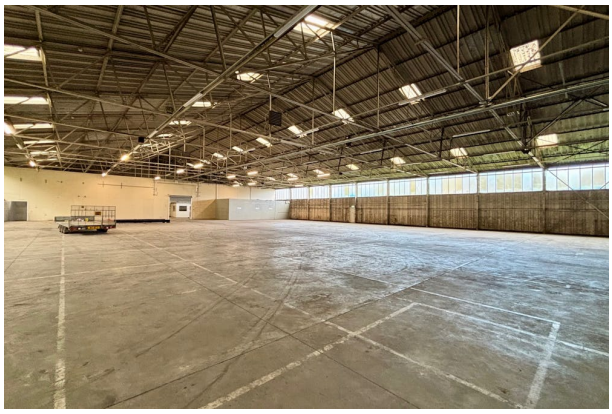
Unit 21 is a detached warehouse / industrial unit with generous loading / parking and benefitting from 2 No. level roller doors

## Location

Stradey Business Centre is strategically located 2 miles from Junction 48 of the M4 Motorway. The Park is well placed to serve the South West Wales market and wider M4 corridor - at the gateway to Llanelli and in close proximity to Swansea, Crosshands, and Carmarthen. The secure site totals 37 acres and each unit has direct vehicular access. As well as offices and industrial units the site includes a state of the art facility for document storage.





## Viewing & Further Information




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