

Lambert Smith  
Hampton

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AXIS 17 AXIS COURT MALLARD WAY SWANSEA VALE SWANSEA SA7 0AJ

# Industrial

## Industrial Property

# To Let

### Llanelli Gate Business Park, Dafen, Llanelli SA14 8LQ



- 293.79-356.18 sq m (3,162-3,834 sq ft)
- Newly constructed units
- Shared service yard
- Excellent business location

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# Llanelli Gate Business Park, Dafen, Llanelli SA14 8LQ

## Location



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Llanelli Gate Business Park is an increasingly popular business location, situated off the A4138 linking Llanelli Town Centre to Pontardulais and Junction 48 of the M4 motorway.

Within the immediate vicinity there is the Technium Centre, Phase II of Llanelli Gate's industrial development, and further office developments, all attracting a variety of occupiers.

Llanelli Gate is situated approximately 8 miles to the East of Llanelli Town Centre, 11 miles North West of Swansea and 52 miles West of Cardiff.

## Description

The properties comprise newly constructed industrial units, traditionally constructed of steel portal frame, over-clad with alloy sheeting with translucent panels to the roof.

These units have been constructed to a high standard and provide an occupier with a mixture of office and industrial accommodation.

The premises benefit from the following facilities/specification:

- Shared service yard
- Minimum eaves height of 3.5 metres (11'5)
- Roller shutter door height 4.65 metres, (15'3)

## Accommodation

The units comprise the following:

Units	sq m	sq ft
B2	293.79	3,162
B3	356.18	3,834

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate. Our client reserves the right to levy VAT on all payments.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Terms

The units are available on Full Repairing and Insuring Leases on terms to be negotiated.

## Price

£4.50 per sq ft.

## Service Charge

A service charge will be levied in relation to the joint shared maintenance of the external parts of the estate.

## Rateable Value

Interested parties are advised to contact Carmarthenshire County Council in respect of the rateable value for the properties.

## Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

### Robert Camm

Lambert Smith Hampton  
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rcamm@lsh.co.uk

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