

Lambert Smith  
Hampton

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

# Office Property

## High Quality Self Contained Offices

# To Let

### Llys Aur, Llanelli Gate, Dafen SA14 8LQ

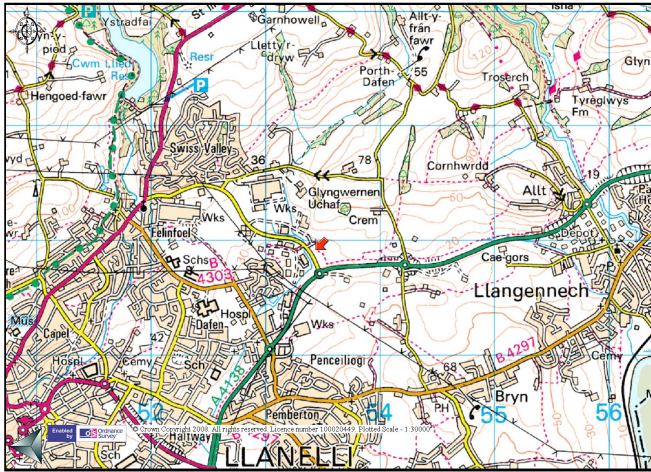


- **Approximately 181.16 m2 (1,950 ft2)**
- **Divisible on a floor by floor basis**
- **Business Park location with good transport links**
- **BREEAM Very Good standard**

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# Llys Aur, Llanelli Gate, Dafen SA14 8LQ

## Location



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The development is located on the rapidly expanding Llanelli Gate site, some 2 miles North West of the Town Centre, and 3 miles South of Junction 48 of the M4 motorway.

The location has seen the development of a 23,700 ft<sup>2</sup> Technium of Performance Engineering, together with some 90,000 ft<sup>2</sup> of warehouse/industrial units developed by the Welsh Industrial Partnership.

Other substantial developments are planned, including a Public House and Hotel.

## Description

Llys Aur comprises a purpose built terrace of three properties providing high quality office accommodation over 3 buildings. Each building will have a ground and first floor.

The properties have been designed in such a way that they will enable the occupiers to have the benefit of their own entrance door, whilst being part of a larger scheme.

The premises benefit from the following facilities/specification:

- Raised access floors
- Heating and comfort cooling systems
- Suspended ceilings
- Door entry systems
- On site car parking

## Accommodation

The units are also potentially available on a floor by floor basis.

| Floor Area | sq m   | sq ft |
|------------|--------|-------|
| Unit 1     | 181.16 | 1,950 |
| Unit 2     | 181.16 | 1,950 |
| Unit 3     | 181.16 | 1,950 |

## VAT

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

## Legal Costs

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

## Rental

The property is available at a quoting rental of £10.75 per ft<sup>2</sup>, based on the Net Internal Area which will be agreed via a measured survey following practical completion. As an alternative, an outright sale may be considered.

## Rates

Currently being assessed.

## Service Charge

A service charge is payable in respect of the external common areas. Further details are available from the Agent.

## Lease Terms

The accommodation is available on a Full Repairing and Insuring Lease, terms by negotiation.

## Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

### Peter Loosmore

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Tel: 01792 487248  
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### Roger Poolman

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