

TO LET

Technium Performance Engineering, Llanelli Gate, Llanelli, South Wales



Technium[®]
Performance Engineering

**High Quality Office and
Workshop Space**
For high growth technology Companies

**Offices from 22 sq m or 236 sq ft
Workshops from 834 sq m or 898 sq ft**

**Lambert Smith
Hampton**
01792 702800
AXIS 17 AXIS COURT SWANSEA SA7 0AJ

Upon Instructions from the Welsh Assembly Government



Llywodraeth Cynulliad Cymru
Welsh Assembly Government



BACKGROUND

Technium Performance Engineering, located at Llanelli Gate, is part of a Wales wide network of innovation centres and provides the relevant knowledge, support and physical facilities to help technology businesses in Wales achieve their growth potential.

The centre is a partnership between the Welsh Assembly Government and Swansea University and is supported by European Funding.

LOCATION

This Technium is located on the rapidly expanding Llanelli Gate site 2 miles North West of the town of Llanelli and 3 miles south of Junction 48 of the M4 motorway.

This location has seen the development of new warehouse/ industrial units totalling some 95,000 sq ft office and hotel developments are planned and there are other substantial land holdings.

THE FACILITY

Technium Performance Engineering offers both office and workshop facilities. (Workshop facilities will only be let in conjunction with office space).

Offices

The 13 office units are located in the main Technium building which totals 23,680 sq ft.

Office units range in size from 236 sq ft to 1,722 sq ft. In addition, shared reception, conference and meeting room facilities are provided as well as dedicated desk spaces.

The accommodation is of a high standard with raised access floors,

suspended ceiling and recessed fluorescent lighting, broadband connections, etc.

Workshop Facilities

A purpose built stand alone facility adjoining the Technium building providing 6 units of 898 sq ft each. In addition, communal showroom facilities are provided for product showcasing.

Facilities include roller shutter door access, compressed air supply, 3 phase electricity, telephone, broadband internet access, together with shared kitchen/restroom/shower facilities.

ACCOMMODATION

The availability of both office and workshop space is provided in the attached Schedule of Accommodation.

RENTAL CHARGES

Rental charges for both the office and workshop facilities are provided on the attached Schedule of Accommodation.

SERVICE CHARGES

It should be noted that the space will be let on rentals which will be inclusive of service charges to include the following:

- Cleaning and maintenance of all shared areas
- Heating of lettable space
- Reception cover Monday-Friday – 08:00-18:00 hrs
- Car parking provision
- Internet access
- Use of meeting rooms
- Use of video conference facilities
- 24 hr key card access
- External window cleaning
- Ground maintenance

Please note: The charges do not include occupational rates,

lighting of lettable space/ electricity, telephone rental/use and video conference call charges.

TENANT CRITERIA

Technium Performance Engineering is targeted at technology based companies with high growth potential involved in product/process development.

Our clients have a clearly identified tenant vetting criteria and further information is available on request of the Letting Agents.

LEASE TERMS

The accommodation is made available on standard lease documentation and further information is available in the Technical Pack.

TECHNICAL PACK

A Technical Pack is available which will include information on accommodation layouts, schedules, tenant selection criteria, lease documentation, etc.

This is available by direct contact with the Letting Agents.

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Peter Loosmore
Email: ploosmore@lsh.co.uk
Mobile: 07841 672997

Tom Rees
Email: trees@lsh.co.uk
Mobile: 07979 620650

Lambert Smith Hampton
Axis 17, Axis Court,
Mallard Way, Swansea Vale,
Swansea, SA7 0AJ

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