

# UNIT 14C DTP2

DAFEN | LLANELLI | SA14 8NA

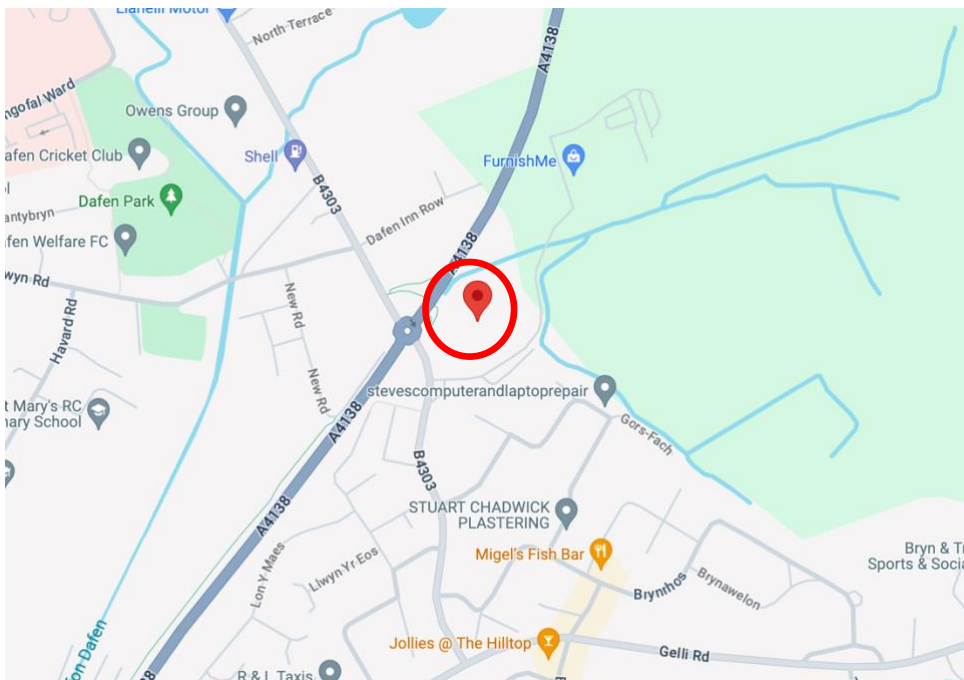


**INDUSTRIAL**  
**TO LET**

- FLEXIBLE WAREHOUSE
- ESTABLISHED TRADE COUNTER/COMMERCIAL LOCATION
- CLOSE TO J48 OF THE M4
- 80.18 SQ M (863 SQ FT)
- £8,630 PAX

## LOCATION

The property fronts a busy roundabout and the A4138 which is the main access road, linking J48 of the M4 with Trostre Retail Park and Llanelli Town Centre. Prominent occupiers in the immediate vicinity include Owens Transport, Dyfed Steel, TOOLSTATION, Tile & Bath Co and Enterprise Rent A Car & Greggs.



## DESCRIPTION

DTP2 is one of two developments, comprising of multiple units of trade counter premises, which has been fully refurbished by our client. The building is of flat roof construction, with elevations of brick and breeze block, rendered externally.

Extensive car parking, loading areas and landscaping are provided throughout the development.

## ACCOMMODATION

<b>TOTAL:</b>	80.18 SQ M	863 SQ FT
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## RATEABLE VALUE

A contribution will be payable to the landlord regarding the rates payable on the property. This amount is £863.

UBR for Wales 2023/24 is 0.535p in £

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

A new lease term is available. Open to negotiations.

## SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay a contribution towards the maintenance of the external communal areas of the estate. The landlord to continue to insure and recover the premium costs from the tenant. This cost is £545 pax.

## RENTAL

£8,630 pax.

## EPC

TBC

## VAT

All prices are quoted exclusive of VAT. VAT is payable 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

jason@huntandthorne.com  
07387 188482

### MATTHEW SIMS

matthew@huntandthorne.com  
07825 372503

JULY 2024

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