

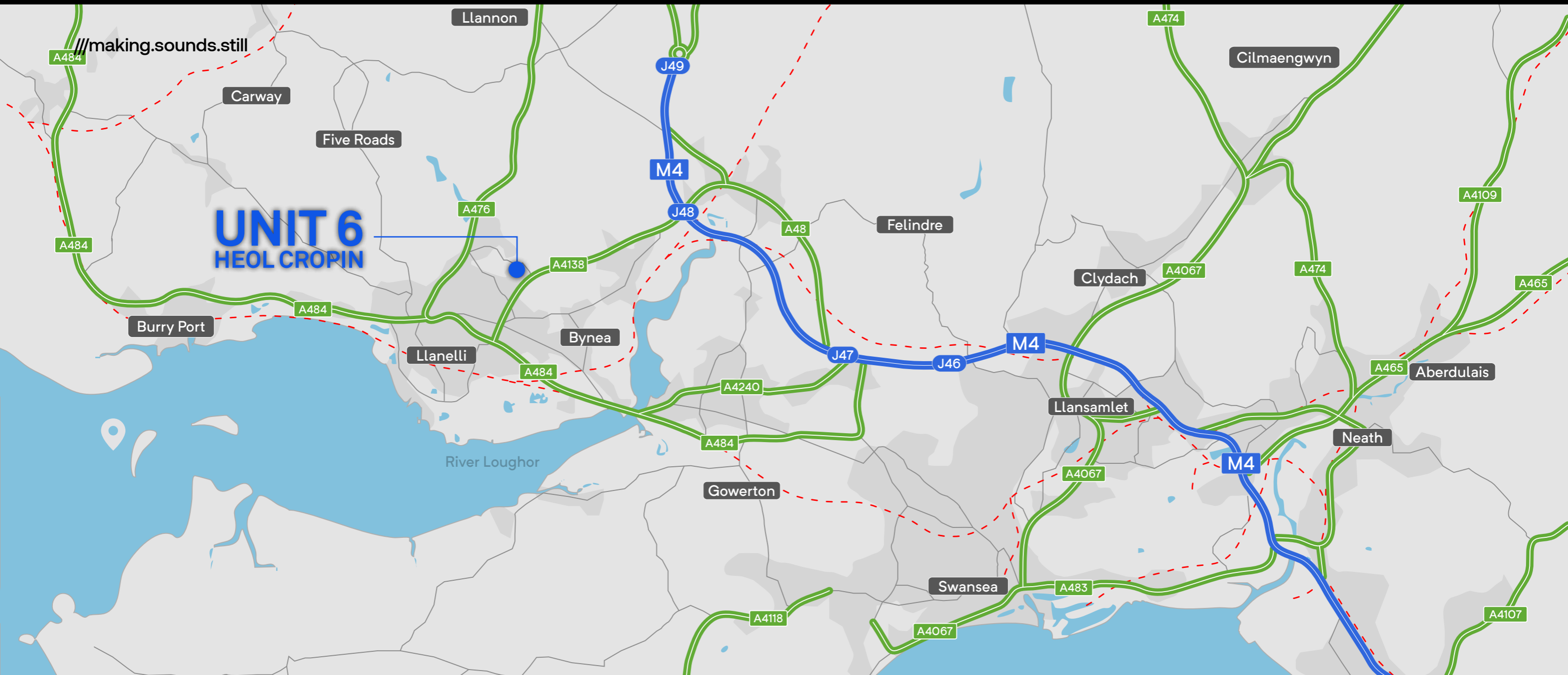
2,096.63 SQ M (22,567 SQ FT)

UNIT 6

HEOL CROPIN

DAFEN INDUSTRIAL ESTATE, DAFEN, LLANELLI, CARMARTHENSHIRE, SA14 8QW

- › For sale on behalf of the Joint Fixed Charge Receivers
- › On 1.61 acres (0.67 Ha)
- › Freehold
- › Previously used as a gym, but can be converted to a trade counter / industrial unit (STANC)
- › Within 4 miles of J48 M4



UNIT 6 HEOL CROPIN

Location

The property is located on the modern Dafen Industrial Estate, originally constructed by the Welsh Development Agency. The development lies one mile to the north east of Llanelli town centre and four miles south west of J48 of the M4.

Prominent occupiers in the immediate vicinity include Dyfed Steel, Owens Transport, Gestamp Tallent, Marelli Automotive Systems, Storage Giant, CSA Recruitment, Dyfed Powys Police, Teddington Engineering, Yodel, Wales Air Ambulance and Hywel Dda Health Board.



	Distance	Drive Time
A4138 (Industrial Park)	0.3 mile	2 mins
A484 (Trostre)	1.6 miles	6 mins
M4 (J48)	3.3 miles	7 mins
Llanelli Centre	3.2 miles	10 mins
Swansea City Centre	12.7 miles	30 mins
Cardiff City Centre	55.1 miles	1hr 2 mins
Bristol City Centre	90.4 miles	1hr 50 mins
Birmingham City Centre	155 miles	2 hr 40 mins



	Distance	Drive Time
Port Talbot	20.9 miles	26 mins
Fishguard	65.1 miles	1 hr 20 mins
Holyhead	169 miles	4 hr 10 mins



	Distance	Drive Time
Bristol Airport	94.9 miles	1 hr 40 mins
Heathrow Airport	183 miles	2 hr 50 mins
Luton Airport	212 miles	3 hr 20 mins
Manchester Airport	227 miles	3 hr 40 mins



	Distance	Journey Time
Llangennech Station	2.9 miles	9 mins
Swansea		37 mins
Llanelli Station	3.3 miles	10 mins
Cardiff Central		1 hr 17 mins
Bristol Temple Meads		2 hr 26 mins
London Paddington		3 hr 18 mins



YODEL



BEACON COMPLIANCE Food Safety Experts



DPA LAW

DANIELS FANS



UNIT 6 HEOL CROPIN



M4

7 mins / 3.3 miles

J48

M4

LLANELLI 7 mins / 3.3 miles

A4138

LLETHRI ROAD

HEOL CROPIN



Description

A detached steel portal frame property, with roof and external elevations of alloy cladding and breeze block / facing brick. Access to the property is provided via a conservatory entrance leading to the core office and showroom accommodation. Industrial door access is provided to the right hand side of the building.

The property previously operated as a gym, with extensive refurbishment to provide concession rooms, first floor bar, kitchen and viewing gallery, overlooking two main training areas. The property could be converted back to it's original use of a trade counter / industrial use, subject to all necessary consent.

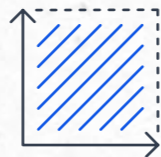
In excess of 30 car parking spaces are provided to the front of the property, together with a loading area. Further car parking spaces could be created to the rear and left hand side of the premises.



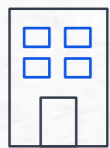
Minimum eaves height 5.5 m



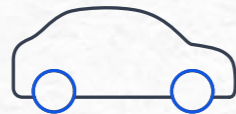
Freehold



Potential yard areas



Potential high office content (STANC)

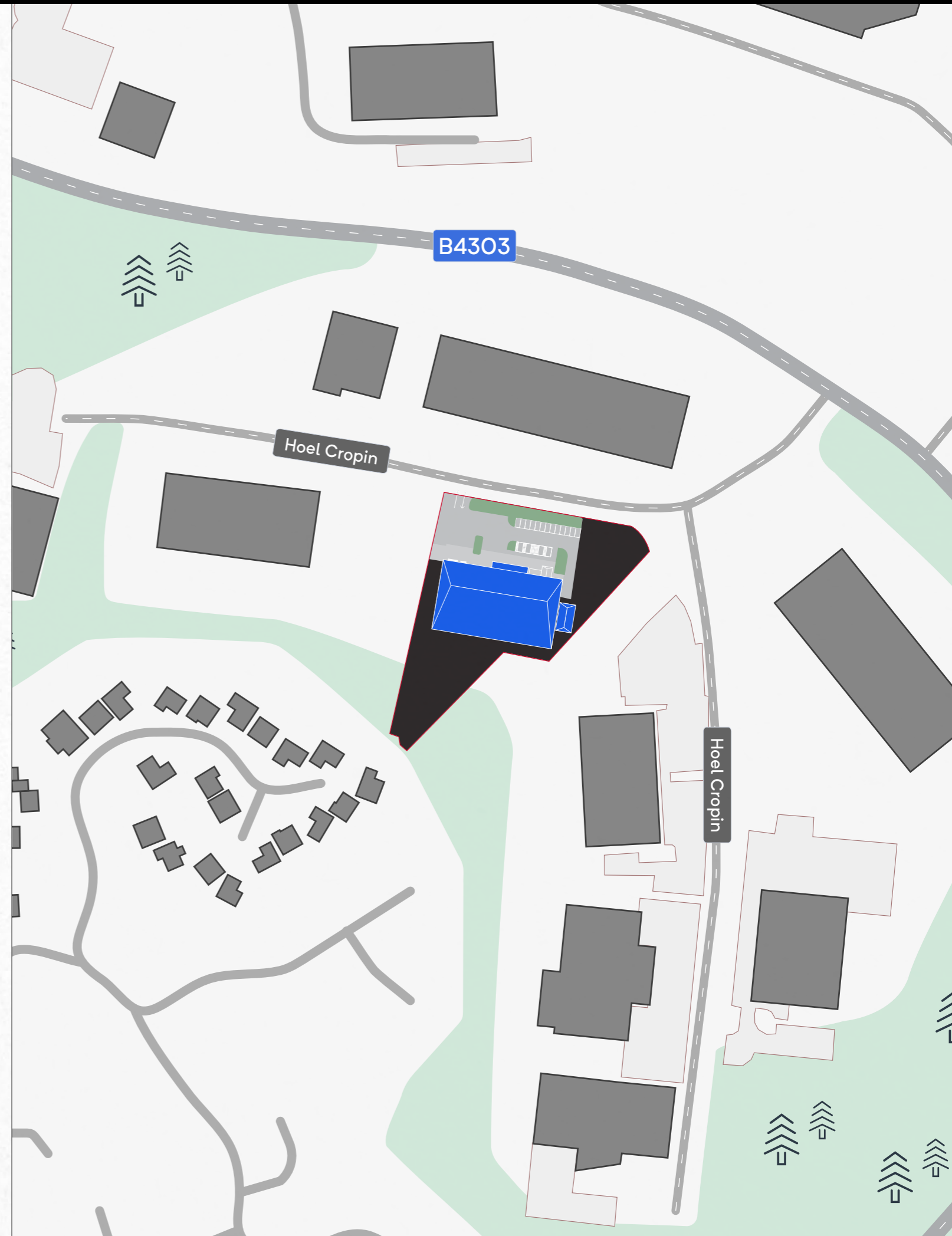


Good on site car parking



Feature conservatory entrance

FLOOR	SQ FT	SQ M
Ground floor	17,303 sq ft	1,607.57
First floor	5,264 sq ft	489.06
TOTAL AREA	22,567 sq ft	2,096.63





UNIT 6

HEOL CROPIN

Further Information

VAT

TBC.

Legal Costs

Each party to pay their own legal costs involved in this transaction.

Rateable Value

We have been informed, via an online enquiry with the Valuation Office, that the property has been removed from the rating list. Previous assessment was £58,000.

UBR for Wales 2024/25 is 56.2p in the £.

Tenure

Freehold.

EPC

Energy Rating – B

CN: 9639-3009-0318-0300-5391

Asking Price

Offers in the region of £1,100,000.



Contact

For viewings and further information please contact the agents below:

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