

# UNIT 8B SOUTH AVENUE

TROSTRE BUSINESS PARK | LLANELLI | SA14 9UU

**HUNT &  
THORNE**

CHARTERED SURVEYORS

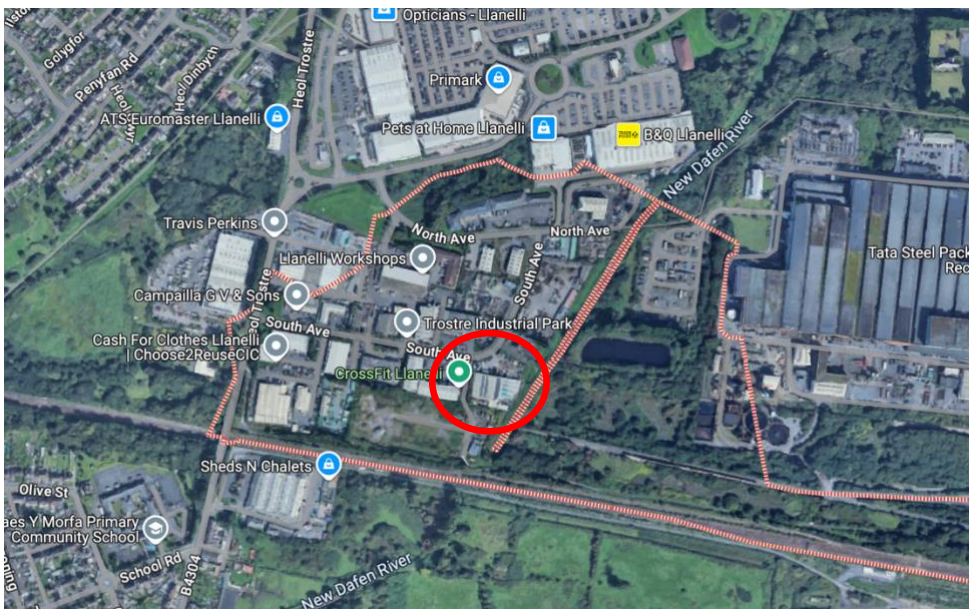


**INDUSTRIAL PREMISES**  
**TO LET**

- DOUBLE BAY INDUSTRIAL PREMISES
- FORECOURT CAR PARKING
- FEATURE ENTRANCE
- 1,145.31 SQ M (12,328 SQ FT)
- RENTAL OFFERS IN THE REGION £90,000 PAX

## LOCATION

The property is located on the established Trostre Business Park, which is the home to Travis Perkins and Wolseley, set to the south of the successful Trostre Retail Park, home to Primark, Tesco Extra, B&Q and Pets at Home.



## DESCRIPTION

A semi-detached industrial premises, which is steel portal frame, clad with alloy cladding. The accommodation is housed in a double bay, with two storey office accommodation located to the front of the property. Forecourt car parking exists to the front of the premises, leading to loading doors.

## ACCOMMODATION

<b>TOTAL:</b>	1,145.31 SQ M	12,328 SQ FT
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## RATEABLE VALUE

We have been informed that a new rating assessment will have to be provided on this premises.

UBR for Wales 2024/25 is 56.2p 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

The property is available on new lease terms.

## SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay a service charge towards to the repair of the external common areas of the estate. The landlord to continue to insure and recover the premium cost from the tenant.

## RENT

Offers in the region of £90,000 pax

## EPC

To be Provided.

## 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.

### MATTHEW SIMS

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### JASON THORNE

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OCTOBER 2024

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

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