



Suites at West End Yard, Llanelli, SA15 3DN

Purpose built office suites within the 'BREEAM Excellent 'West End Yard'.

Summary

Tenure	To Let
Available Size	516 to 1,785 sq ft / 47.94 to 165.83 sq m
Rent	£525 - £675 per month
Service Charge	£300 per month
Business Rates	N/A
EPC Rating	A (25)

Key Points

- Ground floor & first floor suites
- Walking distance to Llanelli town centre
- Purpose built office accommodation
- 24/7 Access

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Description

Purpose built office suites within the 'BREEAM Excellent 'West End Yard'. Suite 2 is located on the ground floor and benefits from internal meeting room, suspended ceilings, AC and data trunking, in addition the office benefits from communal facilities including: male & female WC's, a fully fitted out tea station, shower room, secure bike rack and locker. This office which is DDA compliant is available immediately and has 24 hr access.

Location

The premises are located along the busy A484, approximately 5.5 miles south west of junction 48 of the M4 Motorway. Situated within the walking distance of Llanelli town centre, the property is in close proximity to many local amenities and, in addition, benefits from good access to public transport links.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Suite 1	624	57.97	-	Let
Ground - Suite 2	516	47.94	£7,200 /annum	Available
Ground - Suite 3	645	59.92	£8,100 /annum	Available
1st - Suite 5	624	57.97	£6,300 /annum	Available
Total	2,409	223.80		

Tenure

The office is available on a new internal repairing and insuring lease, for a term to be negotiated.

Service Charge

The ingoing tenant will be responsible for the service charge.

VAT

All figures are exclusive of VAT where applicable.

Business Rates

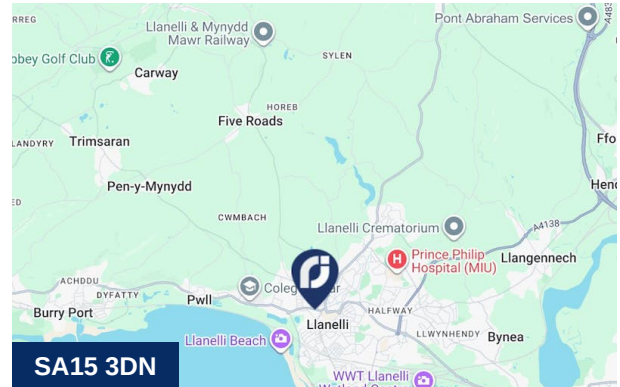
Rateable Value Suite 2 £6,000

Rateable Value Suite 3 £7,600

Rateable Value Suite 5 £7,100

EPC

The property has an Energy Performance Asset Rating: A (25)



Viewing & Further Information



Liam Slater

07707855407 | 07707855407

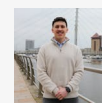
liam@rj-cs.co.uk



James Smale-Davies

07792504174

james@rj-cs.co.uk



Tom Mogridge

07707 855409

Tom@rj-cs.co.uk