



01792 648809



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Ethos, Kings Road, SA1 Swansea Waterfront, Swansea, SA1 8AS

To Let
£6,600 p/a



Suite 4 West End Yard
21-25 West End
Llanelli
SA15 3DN

- Purpose built office accommodation
- Net Internal Area: 56m² (602ft²)
- Walking distance to Llanelli town centre
- BREEAM EXCELLENT



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LOCATION

The premises are located along the busy A484 (Hall Street), 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.

DESCRIPTION

The subject property comprises of a ground floor purpose built office suite. The office benefits from, suspended ceilings, AC and data trunking, in addition from communal facilities including: male & female WC's, a fully fitted out tea station, shower room, secure bike racks and lockers. This office which is DDA compliant is available immediately and has 24 hr access.

ACCOMMODATION

Description	m ²	tt ²
Suite 4 Net Internal Area	56	602

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 £6,200
UBR for Wales 2020/21 53.5p in the £

Interested parties are asked to verify this information by contacting the local authority.

Under the current scheme, business premises with a rateable value of up to £6,000 will receive 100% relief and those with a rateable value between £6,001 and £12,000 will receive relief on a tapered basis from 100% to zero.

VIEWING ARRANGEMENTS

NICK FOUNDS ADAM HARRIS
01792 648809 01792 648809

nick@rj-cs.co.uk adam@rj-cs.co.uk
EPC

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

RJ Chartered Surveyors for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

1. These particulars and all information, descriptions, dimensions, references to condition and necessary permissions for use and occupation referred to therein, are given in good faith without responsibility on the part of RJ Chartered Surveyors, the vendors or lessors and are intended as a general outline for the guidance of prospective purchasers or lessees and do not constitute or form part of any offer or contract.
2. Intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise to the correctness of each of the statements contained in these particulars.
3. The vendor does not make or give, nor are any of the partners of RJ Chartered Surveyors authorized to make or give, any representations or warranties whatsoever in relation this property.
4. All terms quoted are exclusive of V.A.T. unless otherwise stated. Interested parties must make their own enquiries to establish the V.A.T. implications prior to entering into any agreement.



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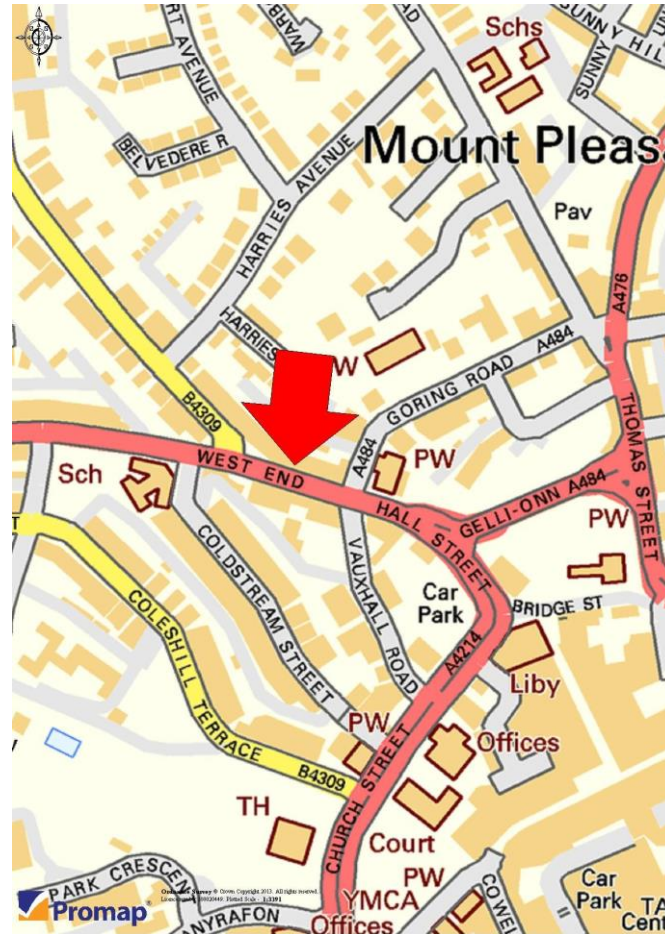


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