



MAJOR MANUFACTURING FACILITY - FOR SALE

Former Schaeffler Premises

Yspitty Road

Bynea, LLANELLI, SA14 9TG



21,915.65 sq m (235,900 sq ft)

Property Highlights

- Manufacturing facility on a site of 7.07 ha (17.47 acres)
- Located adjacent to the A484, one of the main arterial routes between Swansea and Llanelli
- 6 miles south west of Junction 47 and 4.5 miles south of the Junction 48
- Suitable for redevelopment, subject to planning

For more information, please contact:

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Location

The property is located in Bynea, approximately 5 miles east of Llanelli town centre and 9 miles west of Swansea. The site lies to the immediate north of the A484, one of the main arterial routes linking Llanelli to Swansea and providing access to the M4 motorway in turn (Junction 47 being 6 miles to the north east and Junction 48 being 4.5 miles to the north).

The property is located on Yspitty Road, accessed from the B4297. The property is 8 miles to the west of Swansea, 50 miles west of Cardiff, 89 miles west of Bristol and 196 miles west of London.

Description

The property comprises a purpose built manufacturing facility which has been built out in two phases - the original manufacturing facility and main office / administration block, together with a second (subsequent) warehousing area, extending to the north, used for manufacturing together with warehousing / dispatch.

The property is of steel frame construction with a north light pitched roof structure. Elevations are predominantly clad with profiled steel sheeting. The two storey office accommodation is connected to the main facility and includes a range of offices, stores, reception area and ancillary accommodation.

The main production area is predominantly open plan and benefits from a minimum eaves height of 4.50 metres, rising to 6.00 metres. A total of 7 level access doors service the main facility with access off all elevations. An access road circumnavigates the perimeter of the facility.

In addition to the main facility are a number of ancillary buildings including a security gatehouse, chemical stores and a separate detached building currently used as a warehouse / stores. To the south of the facility is a large car parking area which has tarmac covering.

Rateable Value

Rateable Value:	£310,000
UBR (Wales) 2019/20:	52.6p
Rates Payable:	£163,060

Accommodation

The property floor areas are calculated in accordance with the RICS Code of Measuring Practice (6th edition) to have the following approximate gross internal area:

Description	Sq M	Sq Ft
Main Warehouse / Production	13,178.45	141,852
Ground Floor Office / Ancillary	800.31	8,615
First Floor Office / Ancillary	800.31	8,615
Rear Warehouse Extension	2,792.58	30,059
Raw Materials Store	913.16	9,829
Forging Plant	998.55	10,748
Detached Warehouse	497.98	5,360
Rear Plant Room	92.49	996
Canteen Mezzanine	566.32	6,096
Ancillary Industrial Accommodation	402.42	4,332
Rear Canopy	728.59	7,843
North Western Corner Canopy	144.48	1,555
TOTAL	21,915.65	235,900

Tenure

The property is held freehold. A sale of the freehold interest will be considered.

Quoting Price

On application with agent.

Services

We understand that mains services including 3 phase electricity, mains water, gas and drainage are available to the property. Interested parties are advised to make their own enquiries to establish services suitability, connectivity and capacity.

EPC

A full copy of the certificate will be supplied to enquiring parties.

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Planning

Under the Carmarthenshire Local Development Plan (2006-2021) the site lies within the Development Limits (Policy GP2) in an Existing Employment Area (Policy EMP1).

The site borders an Area of International and National Nature Conservation (SP14) and is built upon a wider area of Secondary Resource Safeguarding (MPP3). Adjacent land uses include residential and open space, to the immediate west of which is a cluster of employment sites.

Interested parties are advised to seek their own planning advice and for any planning-related queries should contact the Local Authority:

Planning Services

Civic Offices, Crescent Road

Llandeilo

SA19 6HW

Tel: 01558 825285

Technical Pack

A technical pack of information relating to the Property is available, including asbestos report, title information and site plans. Interested parties should contact the agent for further details.

Financial Support

Bynea, Llanelli is located in an 'Assisted Area 'A' status' under the European Commission state aid guidance maps (2014-2020). As such, (discretionary) financial support may be available to qualifying companies for investment in this area. Interested parties are advised to contact the Welsh Government to discuss the same, on 03000 603000, or contact www.businesswales.gov.wales or www.gov.wales

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

VAT

VAT will be charged on all costs.

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Viewing

For further information and to arrange an inspection, please contact the sole agents:

Cushman & Wakefield:

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Rob.ladd@cushwake.com

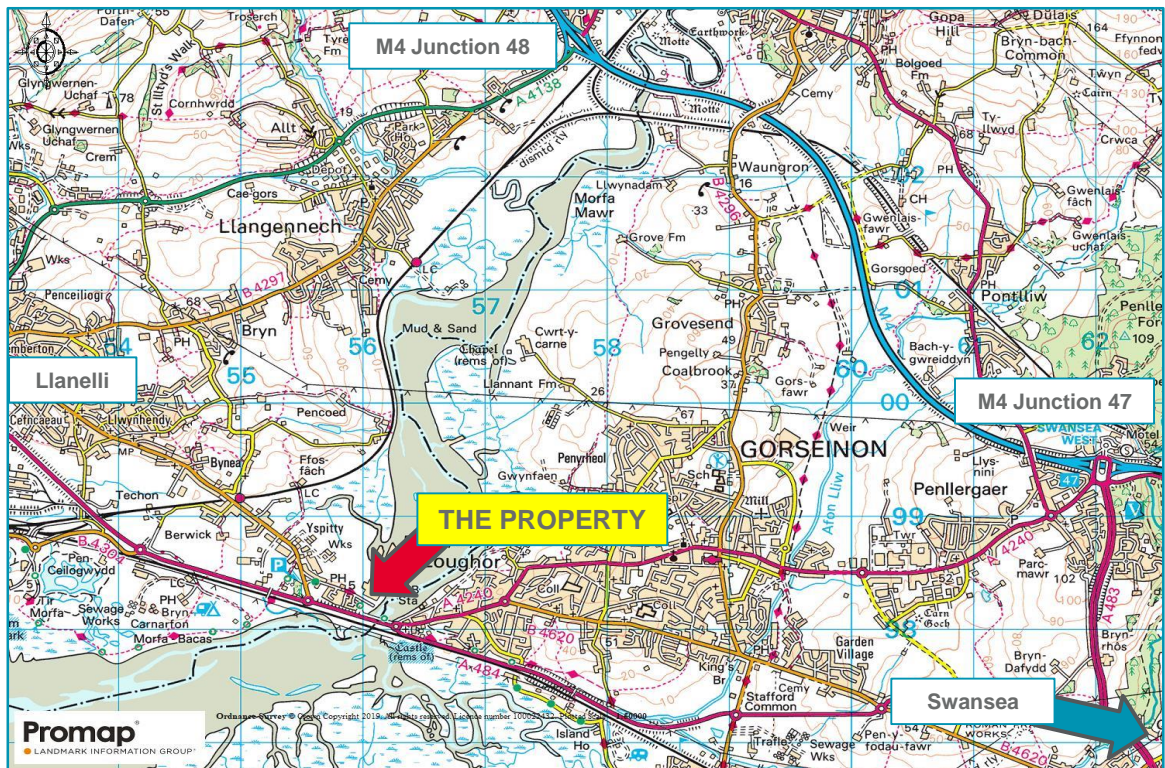
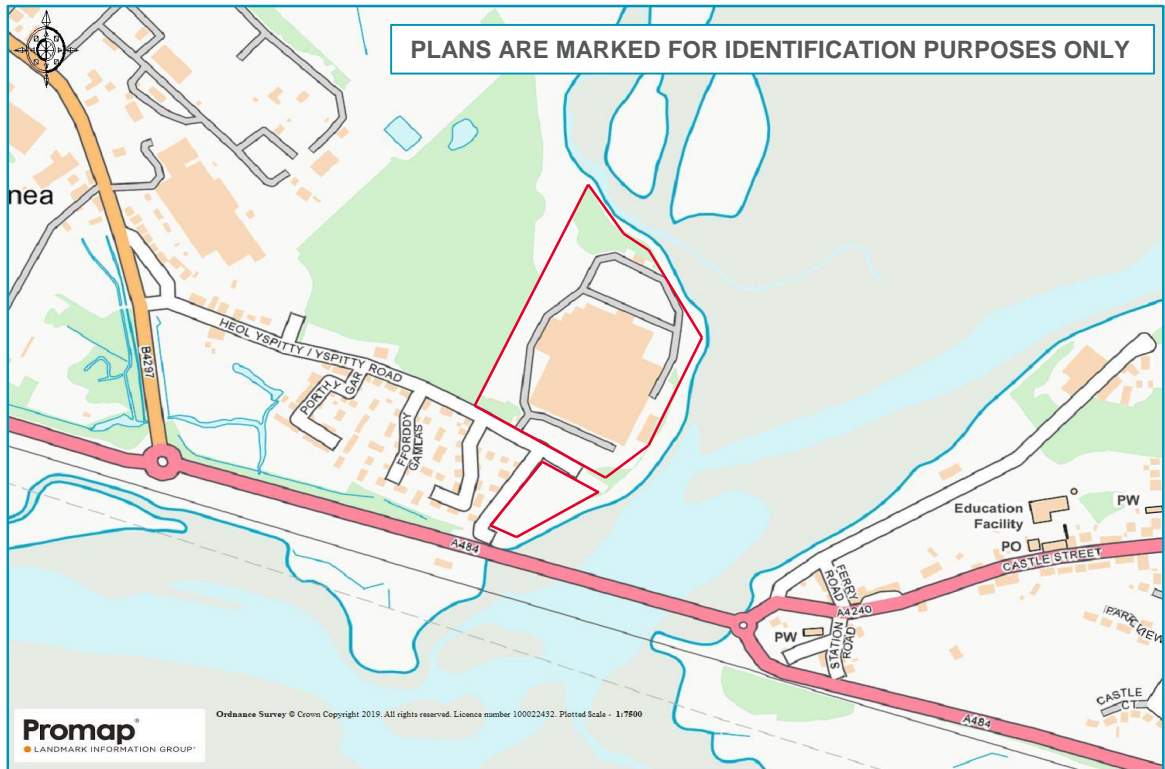
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September 2019

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