



OFFICES TO LET

FIRST FLOOR, UNIT 7, LLANELLI INDUSTRIAL PARK,
TROSERCH ROAD, LLANGENNECH, CARMARTHENSHIRE, SA14 8DZ
OFFICES WITH GENEROUS ON-SITE PARKING – 2,075 SQ.FT – 5,000 SQ.FT.

LOCATION:

The property is located at Llanelli Industrial Park on the outskirts of Llangennech, approximately 3 miles north east of Llanelli Town Centre.

Upon leaving the motorway at J.48 and taking the A4138 signposted Llanelli, the property is located approximately 2 miles south-west, adjacent to the roundabout which intercepts with Troserch Road.

DESCRIPTION:

The accommodation comprises a purpose built office building which forms part of the Llanelli Industrial Park.

SPECIFICATION:

The specification includes:

- * Double glazing
- * Gas central heating
- * Suspended ceilings
- * Cat II lighting
- * Large reception
- * Kitchen
- * Male, female and disabled WCs

ACCOMMODATION:

First Floor Offices 2,075 sq ft (193 sq m)

Consideration will be given to letting the whole of the building (ground and first floors) to one occupier. The total size of the building measures circa 5,000 sq ft.

PARKING:

There are 12 delineated car parking spaces included with the first floor premises situated to the rear of the property.

RATEABLE VALUE:

Rates will be paid by the landlord for the whole property. A proportion in line with the first floor suite will be recovered by way of the service charge.

Interested parties should contact Carmarthen Council regarding rateable values.

TERMS:

The property is available for lease on new full repairing and insuring terms by way of service charge for a term to be agreed. The service charge will include heating and reasonable use of electricity, business rates, insurance premium and contribution to security and site maintenance.

RENT:

On application.

VIEWING:

Strictly by appointment with sole agents Cooke & Arkwright

Tim Lawley: tim.lawley@coark.com
02920 346372

Ben Bolton: ben.bolton@coark.com
02920 346376

REF:

KES/42052-April 2012



Energy Performance Certificate

Non-Domestic Building



Pontrilas Packaging Group Ltd
Trosserch Road
Llangennech
LLANELLI
SA14 8DZ

Certificate Reference Number:
0040-7017-0301-6910-9080

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ **76**

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m ²):	551
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	44.6

Benchmarks

Buildings similar to this one could have rating as follows:

32

If newly built

85

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.