

To Let
£600 pcm

 **Chartered
Surveyors**
Property solutions : Professionally delivered



Suite 5, West End Yard, 21-25 West End, Llanelli, SA15 3DN

Purpose built office accommodation

Net Internal Area: 58m² (624ft²)

Walking distance to Llanelli town centre

24/7 Access

01792 648809

www.rjcharteredurveyors.co.uk

LOCATION

The premises are located along the busy A484, approximately 5.5 miles southwest 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

Purpose built office suites within the 'BREEAM Excellent 'West End Yard'. Suite 5 is located on the first floor and benefits from 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.

ACCOMMODATION

Description	m ²	tt ²
Suite 5 Net Internal Area	58	624

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 £6,000
UBR for Wales 2024/25 54.6p 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.

EPC

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

VIEWING ARRANGEMENTS

LIAM SLATER MRICS
☐ 07707855407
liam@rj-cs.co.uk

JAMES SMALE-DAVIES
☐ 07908 292976
james@rj-cs.co.uk

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.