

alder king

PROPERTY CONSULTANTS

TO LET

Beechwood Industrial Estate

Talley Road, Llandeilo, SA19 7HR

New highly-sustainable development comprising five industrial units - 1,000 sq ft to 7,000 sq ft GIA

Location

Beechwood Industrial Estate is located approximately 1km north of Llandeilo town centre in Carmarthenshire, south-west Wales within the Tywi Valley.

The estate benefits from convenient road access via the nearby A40 which links to Carmarthen to the west and Llandovery to the north, while the A483 also runs through Llandeilo connecting to Ammanford and the M4 (Junction 49) to the south.

The site is highly accessible, with bus stops within a three-minute walk and Llandeilo railway station around a 12-minute walk away. Vehicular access into the estate is gained via an unnamed road to the south, connecting to Talley Road and providing direct links to the A40. The site is bounded by pastureland to the west and industrial units to the north, east and south set within a predominantly industrial landscape.

A40



<1 mile east

M4



12 miles south

Carmarthen

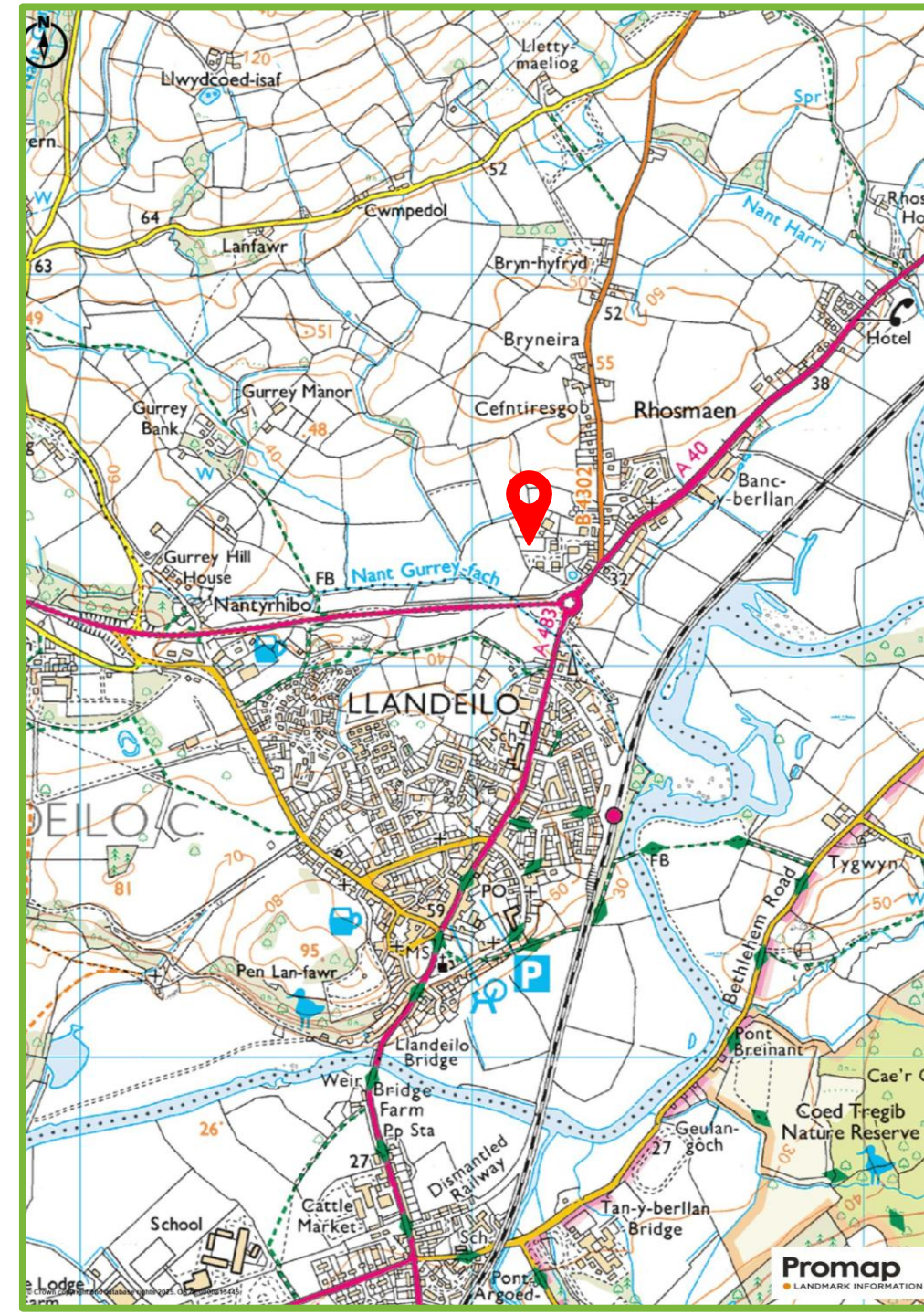


16 miles

Ammanford



8 miles



Accommodation

Description

The property comprises a new development of five industrial units, each provided with office and welfare facilities. Practical completion is anticipated in April 2026.

The scheme has been designed to achieve net zero carbon in operation, with units constructed to a high sustainability standard. Units will feature an insulated building fabric, dedicated solar PV and EV charging. Each unit will also have the potential to connect to a battery storage system, subject to landlord approval.

Additional site features include covered cycle storage and a designated loading area for large delivery vehicles.

Parking

The development will feature linear parking, with each unit allocated one van-sized space and two standard car parking spaces.

Services





We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Service Charge

A service charge will be levied to cater for maintenance of the estate.

Sustainability

The property has several eco-friendly features:

-  Electric vehicle charge points
-  On-site renewable energy generation
-  Potential for energy storage
-  Secure cycle parking storage

Available Accommodation

Five industrial units are available, ranging in size from approximately 1,000 to 2,000 sq ft. All areas are approximate and will be confirmed upon scheme completion.

Unit	sq ft	sq m
7	2,000	185.81
8	1,000	92.90
9	1,000	92.90
10	1,000	92.90
11	2,000	185.81
TOTAL	7,000	650.32

Industrial & Logistics



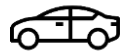
Electric Vehicle Charge Points



Office Space



On-Site Car Parking



HGV Parking



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for industrial use, but any occupier should make their own enquiries to the Planning Department at Carmarthenshire County Council. Tel: 01267 234567 or (<https://www.carmarthenshire.gov.wales/>).

Business Rates

Interested parties should make their own enquiries to Carmarthenshire County Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

www.voa.gov.uk.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Energy Performance Certificate

EPCs will be commissioned for each unit upon completion of development construction.

Lease

The property is available on a new full repairing lease with terms to be negotiated.

Rent

The smaller units (1,000 sq ft) are offered to let for £10.00 per sq ft per annum exclusive of VAT.

The larger units (2,000 sq ft) are offered to let for £8.50 per sq ft per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



Alder King Property Consultants
18 Park Place
Cardiff
CF10 3DQ
www.alderking.com



Owen Young
029 2038 1996
07974 186 482
oyoung@alderking.com



Gerallt Dafydd
029 2039 1468
07990 891 010
gdafydd@alderking.com

AK Ref: GD/102074 **Date:** December 2025 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



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PROPERTY CONSULTANTS

I'W OSOD

Ystad Ddiwydiannol Beechwood

Heol Talley, Llandeilo, SA19 7HR

Datblygiad newydd o gynaliadwyedd uchel yn cynnwys pum uned ddiwydiannol - 1,000 i 7,000 tr. sgwâr

Lleoliad

Mae Ystad Ddiwydiannol Beechwood wedi'i lleoli tua 1cm i'r gogledd o ganol tref Llandeilo yn Sir Gaerfyrddin, de-orllewin Cymru o fewn Dyffryn Tywi.

Mae'r ystad yn elwa o fynediad ffordd gyfleus trwy'r A40 sy'n cysylltu â Chaerfyrddin i'r gorllewin a Llanymddyfri i'r gogledd, tra bod yr A483 hefyd yn rhedeg trwy Llandeilo ac yn cysylltu â Rhydaman a'r M4 (Cyffordd 49) i'r de.

Mae'r safle'n hygyrch iawn, gyda safle bys o fewn tair munud o gerdded a gorsaf reilffordd Llandeilo tua 12 munud o gerdded i ffwrdd. Mae mynediad cerbydau i'r ystad yn cael ei wneud gan ddefnyddio ffordd ddiennw i'r de, sy'n cysylltu â Heol Tallyllychau ac yn darparu cysylltiadau uniongyrchol â'r A40. Mae'r safle wedi'i ffinio gan dir fferm i'r gorllewin ac unedau diwydiannol i'r gogledd, dwyrain a de wedi'u lleoli o fewn tirwedd ddiwydiannol yn bennaf.

A40



<1 milltir i'r dwyrain

M4



12 milltir i'r de

Caerfyrddin

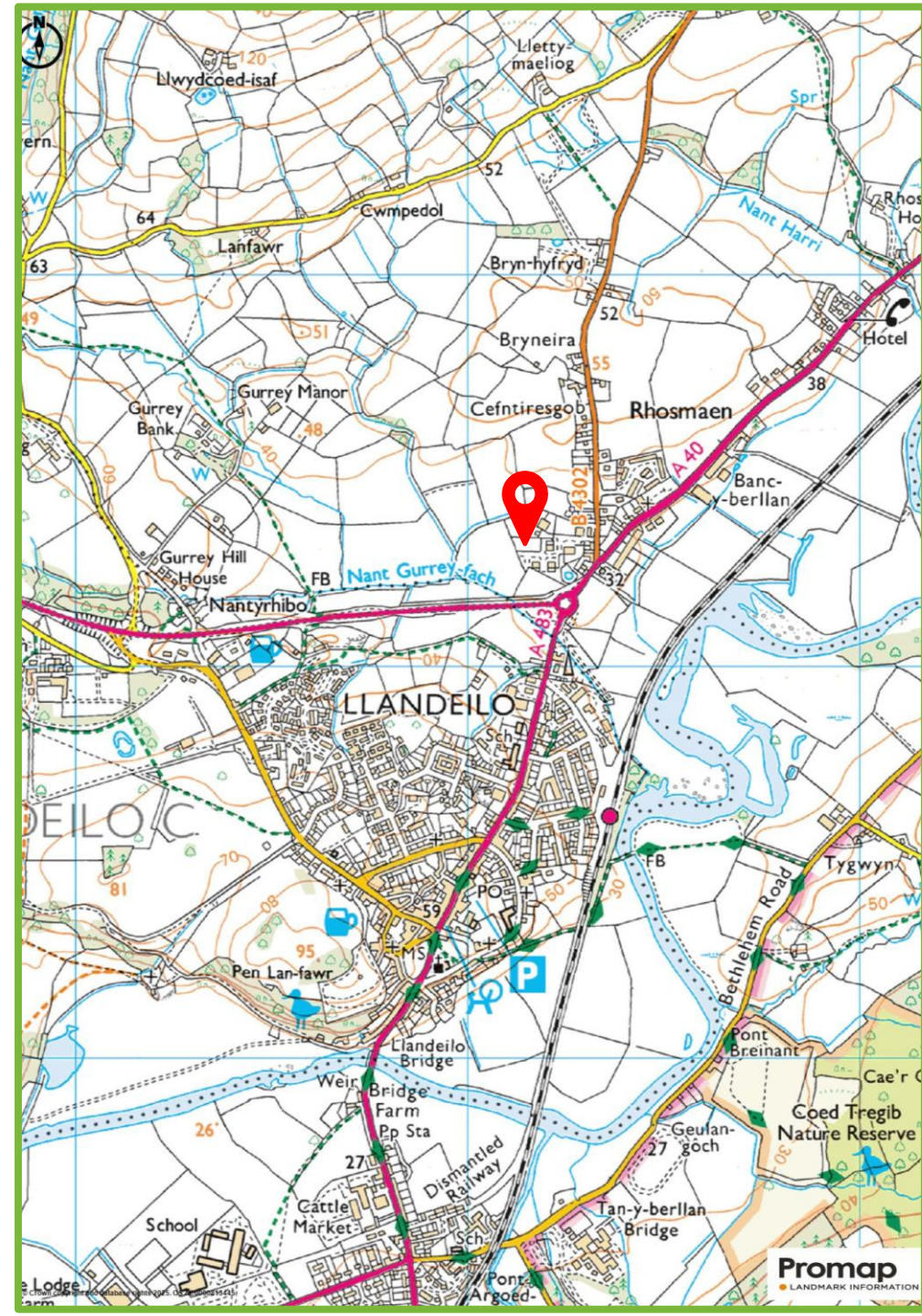


16 milltir

Rhydaman



8 milltir



Llety

Disgrifiad

Mae'r datblygiad yn cynnwys pum uned ddiwydiannol newydd, pob un wedi'u darparu gyda swyddfeydd a chyfleusterau lles. Disgwylir cwblhau'r gwaith ym mis Ebrill 2026.

Mae'r cynllun wedi'i ddylunio i gyflawni targed o sero net carbon gyda'r unedau'n cael eu hadeiladu i safon gynaliadwyedd uchel. Bydd yr unedau'n cynnwys ffabrig adeiladu wedi'i inswleiddio, darpariaeth paneli solar a mannau gwefru cerbydau trydan. Bydd gan bob uned y potensial i gysylltu â system storio batri, yn amodol ar gymeradwyaeth y landlord.

Mae nodweddion ychwanegol y safle'n cynnwys storfa feiciau dan orchudd, ac ardal lwytho benodol ar gyfer cerbydau dosbarthu mawr.

Parcio

Bydd y datblygiad yn cynnwys trefniant parcio llinol, gyda phob uned yn cael un lle parcio sy'n addas ar gyfer fan a dau le parcio safonol ar gyfer ceir.

Gwasanaethau





Fe'n cynghorir bod yr holl brif wasanaethau wedi'u cysylltu â'r safle. Rydym yn cadarnhau nad ydym wedi profi unrhyw un o'r gwasanaethau a rhaid i unrhyw feddiannwr fodloni ei hun yn annibynnol ynghylch cyflwr eitemau o'r fath.

Tâl Gwasanaeth

Bydd tâl gwasanaeth yn cael ei godi i ddarparu ar gyfer cynnal a chadw'r ystad.

Cynladwyedd

Mae gan yr eiddo sawl nodwedd gynaliadwy:

-  Pwyntiau gwefru cerbydau trydan
-  Cynhyrchu ynni adnewyddadwy ar y safle
-  Storio ynni
-  Storfa ddiogel i barcio beiciau

Llety sydd ar Gael

Mae pum uned ddiwydiannol ar gael, yn amrywio o ran maint o tua 1,000 i 2,000 troedfedd sgwâr. Mae'r mesuriadau yn fras a byddant yn cael eu cadarnhau ar ôl cwblhau'r cynllun.

Uned	Tr Sg	M Sg
7	2,000	185.81
8	1,000	92.90
9	1,000	92.90
10	1,000	92.90
11	2,000	185.81
CYFANSWM	7,000	650.32

Diwydiannol a Logisteg



Pwyntiau Gwefru Cerbydau Trydan



Ardal Swyddfa



Parcio ar y Safle



Parcio i Gerbydau Mawr



Ardal Cegin



Cyfleusterau Toiled



Cynllunio | Cyfraddau | EPC | Termau

Cynllunio

Fe'n hysbysir ar lafar bod gan y llety ganiatâd cynllunio ar gyfer defnydd diwydiannol, ond dylai unrhyw feddiannydd wneud eu hymholiadau eu hunain i Adran Gynllunio Cyngor Sir Caerfyrddin. Ffôn: 01267 234567 neu (<https://www.carmarthenshire.gov.wales/>).

Trethi Busnes

Dylai partïon â diddordeb wneud eu hymholiadau eu hunain i Gyngor Sir Caerfyrddin i ganfod yr union gyfraddau sy'n daladwy oherwydd gallai newid mewn meddiannaeth arwain at addasu'r asesiad ar drethi (www.voa.gov.uk).

Cod Prydlesu

I gael y cyngor RICS diweddaraf ar brydlesu eiddo masnachol, edrychwch arlein - [Cod RICS ar gyfer Prydlesu 2020](#).

Tystysgrif Perfformiad Ynni

Bydd Tystysgrifau Perfformiad Ynni yn cael eu comisiynu ar gyfer pob uned ar ôl cwblhau'r gwaith adeiladu.

Prydles

Mae'r eiddo ar gael ar brydles atgyweirio lawn newydd gyda thelerau i'w trafod.

Rhent

Cynigir yr unedau llai (1,000 troedfedd sgwâr) i'w gosod am £10.00 y troedfedd sgwâr y flwyddyn - heb gynnwys TAW.

Cynigir yr unedau mwy (2,000 troedfedd sgwâr) i'w gosod am £8.50 y troedfedd sgwâr y flwyddyn - heb gynnwys TAW.

Costau Cyfreithiol

Pob parti i fod yn gyfrifol am eu costau cyfreithiol eu hunain.

Cyfeiriadau/Blaendaliadau Rhent

Gellir gofyn am gyfeiriadau ariannol a chyfrifyddu gan unrhyw denant ddarpar cyn cytuno. Efallai y bydd gofyn i denantiaid darpar ddarparu blaendal rhent yn amodol ar ddisgresiwn y landlord.

TAW

O dan Ddeddfau Cyllid 1989 a 1997, gellir codi TAW ar y pris rhent/prynu. Argymhellwn fod y darpar denantiaid/prynwyr yn sefydlu'r goblygiadau TAW cyn ymrwymo i unrhyw gytundeb.

Gwrth-wyngalchu Ariannol (AML)

Bydd yn ofynnol i denant/prynwr llwyddiannus ddarparu gwybodaeth berthnasol i fodloni gofynion AML pan gytunir ar Benawdau Telerau.

Trefniadau ar Gyfer Cael Gweld

I gael rhagor o wybodaeth neu i drefnu archwiliad, cysylltwch â'r asiantiaid:



Alder King Property Consultants
18 Park Place
Caerdydd
CF10 3DQ
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Owen Young
029 2038 1996
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gdafydd@alderking.com

Cyf AK: GD/102074 **Dyddiad:** Rhagfyr 2025 **Yn amodol ar Contract**



**ASIANTAETH
FASNACHOL**



BUDDSODDI



**GWASANAETH
AU ADEILADU**



CYNLLUNIO



**DATBLYGIAD
PRESWYL**



**GWASANAETHAU
PROFFESIYNOL**



**GWASANAETHAU
RHEOLI**



**ADFER
ASED**

Hysbysiad Pwysig

Mae Alder King LLP yn Bartneriaeth Atebolrwydd Cyfyngedig sydd wedi'i chofrestru yng Nghymru a Lloegr. Rhif OC306796.
Swyddfa Gofrestredig: Pembroke House, 15 Pembroke Road, Clifton, Bryste BS8 3BA.
Mae rhestr o'r holl Aelodau ar gael yn y Swyddfa Gofrestredig.

1. Rheoliadau Gwyngalchu Arian 2017

Fel rhan o'n rhwymedigaethau o dan Reoliadau Gwyngalchu Arian y DU, mae Alder King LLP yn ei gwneud yn ofynnol i unrhyw brynwr neu denant ddarparu gwybodaeth a dogfennaeth i fodloni ein rhwymedigaethau cyfreithiol.

2. Deddf Camliwio 1967

Canllaw yn unig yw'r llyfryn marchnata hwn ac nid yw'n rhan o unrhyw gynnig na contract ac ni ddylid dibynnu arno fel datganiadau neu gynrychioliadau o ffaith.

3. Rheoliadau Rheoli Asbestos 2012 (CAR 2012)

Cyfrifoldeb perchennog neu denant yr eiddo, ac unrhyw un arall sydd â rheolaeth drosto a/neu sy'n gyfrifol am ei gynnal, yw cydymffurfio â'r rheoliadau. Mae canfod asbestos a chyfansoddion sy'n gysylltiedig ag asbestos y tu hwnt i gwmpas Alder King ac felly rydym yn argymhell eich bod yn cael cyngor gan ffynhonnell arbenigol.

