

**UNIT 2 DURA PARK, YSPITTY ROAD,
BYNEA, SA14 9TD**

INDUSTRIAL/WAREHOUSE UNIT

INDUSTRIAL / WAREHOUSE UNIT

SQ.M 1,679.22 SQ.M (18,075 SQ.FT) | £72,300 P/A | ADJOINING YARD AVAILABLE SEPARATELY IF REQUIRED
WITHIN BYNEA - A SHORT DISTANCE FROM JUNCTION 48 OF THE M4 | LARGE UNIT WITH EXTERNAL COVERED CANOPY AREA

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LOCATION

This warehouse building is situated on the junction of Yspitty Road and Heol Y Bwlch with the building set back off the main road within the village of Bynea. Bynea is located in Carmarthenshire and Llanelli town centre lies approximately 2.5 miles to the west with Swansea approximately 10 miles to the east. Junction 48 of the M4 lies approximately 9 miles to the north.

This unit is close to the local amenities that Llanelli has to offer with Parc Pemberton and Parc Trostre in close proximity.

DESCRIPTION

The subject unit is a steel portal frame construction with a combination of brick and clad elevations under a pitched roof which benefits from solar panels. Large unit with external covered canopy area. Adjoining yard also available separately if required.

Features:

- 2 x roller shutter doors
- 3 phase electricity
- Min eaves: 4.33m
- Ancillary - Two storey office – 133.97sq.m (1,442sq.ft)
- Warehouse - 1,545.07sq.m (16,631sq.ft)
- Total GIA - 1,679.04sq.m (18,073sq.ft)



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TENURE

The unit is available immediately on new full repairing and insuring lease terms. Terms to be negotiated.

VAT

All figures are exclusive of VAT, where applicable.

BUSINESS RATES

Rateable Value £36,500 (UBR for Wales 2025/6 56.8 p in the £)

Interested parties are asked to verify rates payable by contacting the local authority.

RENT

£72,300 per annum exclusive

ENERGY PERFORMANCE CERTIFICATE

Energy rating and score **A+ (-7)**

CONTACT



Glanmor Chartered
Surveyors:

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JOINT AGENTS



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