

**UNIT 1D & 2C DURA PARK, YSPITTY
ROAD, BYNEA, SA14 9TD**

INDUSTRIAL/WAREHOUSE UNIT

INDUSTRIAL / WAREHOUSE UNIT

SQ.M 1,670.8 SQ.M (17,985 SQ.FT) | £80,000 P/A

WITHIN BYNEA - A SHORT DISTANCE FROM JUNCTION 48 OF THE M4 | LARGE L-SHAPED UNIT WITH TWO ROLLER SHUTTER DOORS



**GLANMOR CHARTERED
SURVEYORS**

01792 439105 | info@glanmorproperty.co.uk

Cambrian House, Cambrian Place, Swansea, SA1 1RH



UNIT 1D & 2C DURA PARK, YSPITTY ROAD, BYNEA, SA14 9TD

INDUSTRIAL/WAREHOUSE UNIT

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. The unit is L-shaped. There are two main access points into the unit, with roller shutter doors into unit 1D and 2C (see site plan).

Features:

- Roller shutter door: 2C - width 4.8m & height 4.5m
1D - width 4.2m & height 3.7m
- Ample site parking
- 4 x offices
- Kitchen & WC facilities



UNIT 1D & 2C DURA PARK, YSPITTY ROAD, BYNEA, SA14 9TD

INDUSTRIAL/WAREHOUSE UNIT

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

£80,000 per annum exclusive

ENERGY PERFORMANCE CERTIFICATE

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

CONTACT



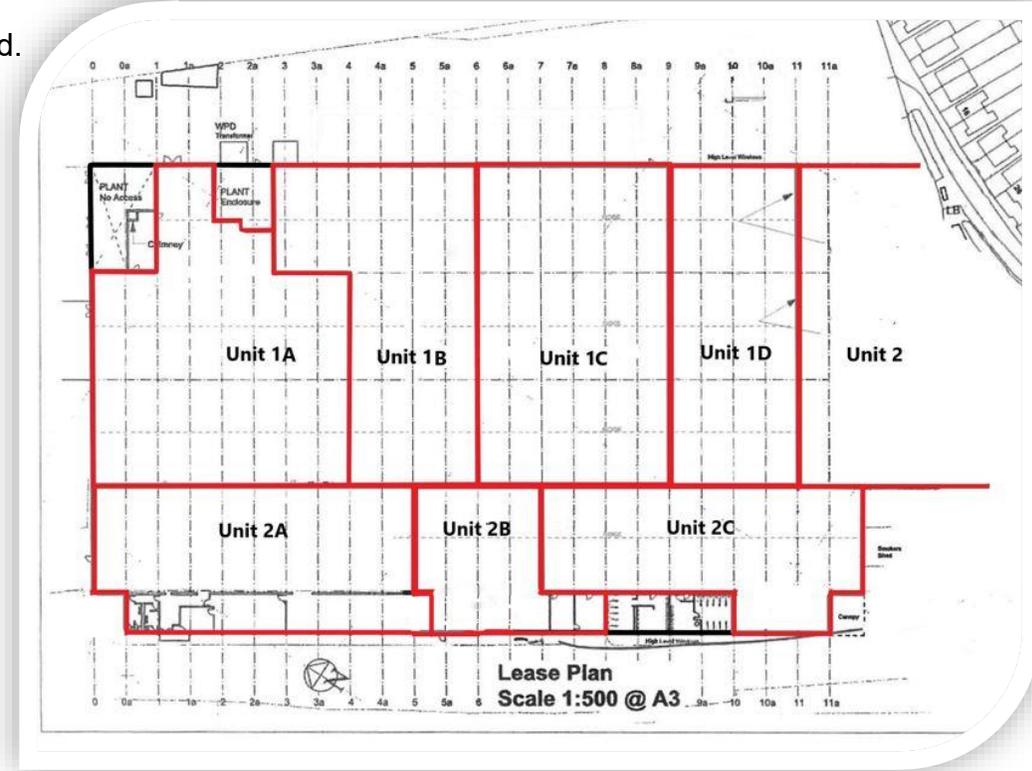
Glanmor Chartered

Surveyors: **Tel: 01792 439105** **Email: info@glanmorproperty.co.uk**

JOINT AGENTS



BP2: **Tel: 01792 461600** **Email: ceri@bp2property.com**



GLANMOR CHARTERED
SURVEYORS

01792 439105 | info@glanmorproperty.co.uk

Cambrian House, Cambrian Place, Swansea, SA1 1RH



UNIT 1D & 2C DURA PARK, YSPITTY ROAD, BYNEA, SA14 9TD

INDUSTRIAL/WAREHOUSE UNIT

