

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

INDUSTRIAL/WAREHOUSE UNIT

INDUSTRIAL / WAREHOUSE UNIT

GIA: 826.6 SQ.M (8,898 SQ.FT) | £38,000 P/A

WITHIN BYNEA - A SHORT DISTANCE FROM JUNCTION 48 OF THE M4 | LARGE INDUSTRIAL/WAREHOUSE UNIT

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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.

Features:

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



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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 £TBC (UBR for Wales 2025/6 56.8 p in the £)

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

RENT

£38,000 per annum exclusive

ENERGY PERFORMANCE CERTIFICATE

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

CONTACT



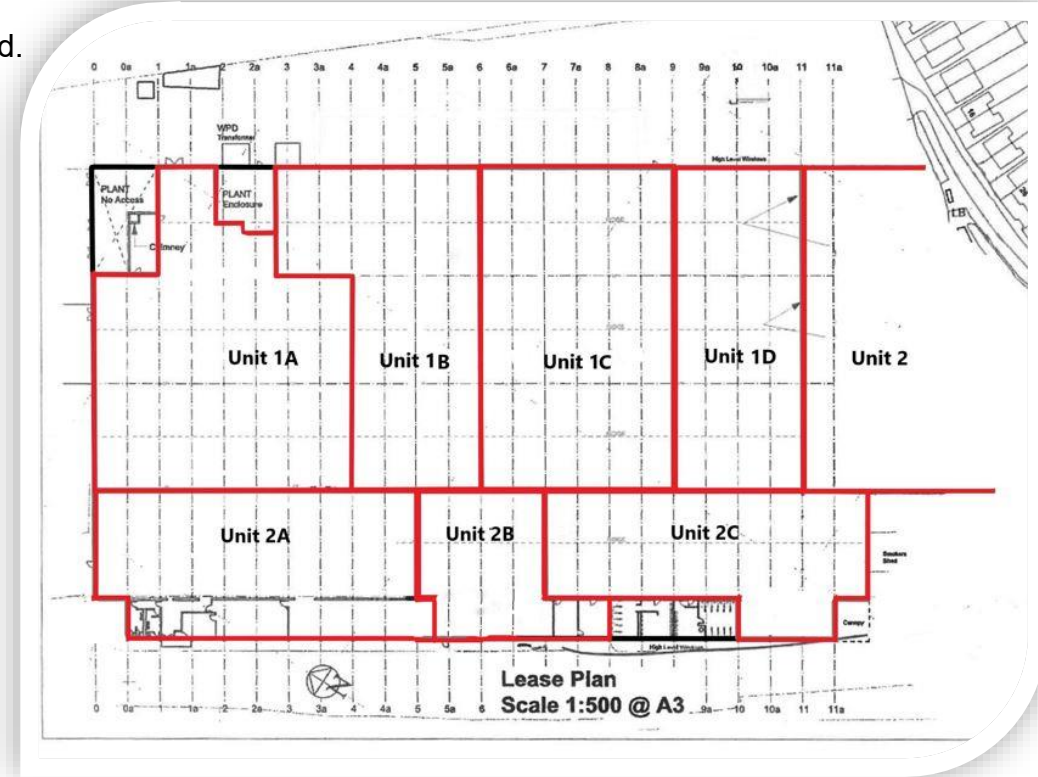
Glanmor Chartered

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

JOINT AGENTS



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



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