

To Let

Warehouse/Distribution/Manufacturing

Industrial

Unit 2, Parc Pensarn, Carmarthen

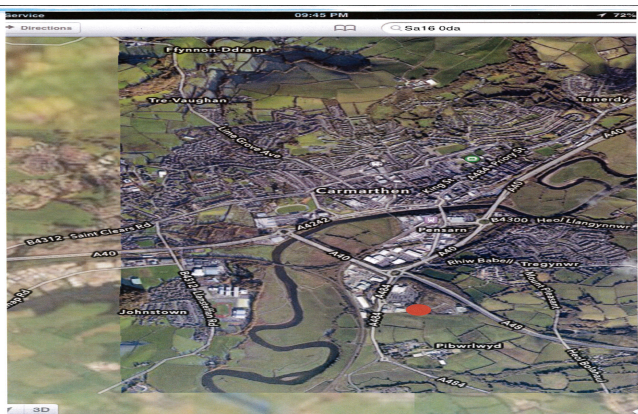


- Up to 557.42 Sq M (6,000 Sq Ft)
- New Design & Build opportunity
- Close proximity to Pensarn Retail Park
- Good communications to A40 & A48



Unit 2, Parc Pensarn, Carmarthen

Location



The development is located near Carmarthen and accessed from the A484. The A40 and A48 are located less than 0.5 miles away and provide easy access to both the M4 corridor and West Wales. Carmarthen Town Centre is located 1 mile to the north. The development also benefits from the close proximity of Pensarn Retail Park. Local occupiers include Morrisons; Wyevale Garden Centre; Halfords; McDonalds and Euro Car Parts.

Description

An opportunity exists to construct a new steel portal frame unit with elevations of brick/breeze block and alloy cladding.

- Minimum eaves height 5m
- Roller shutter door access
- Glazed pedestrian entrance
- Tarmac parking area

Accommodation

We have been informed that the unit could be built to a specification of up to 557.42 sq m (6,000 sq ft).

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate. Our client reserves the right to levy VAT on all payments.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

The property is yet to be assessed for Rates.

Tenancy Agreement

The unit will be available on a standard Tenancy Agreement. The tenancy will be for Full Repairing & Insuring of the unit.

Rental

The unit will be available at a rent of £6.00 per sq ft.

Service Charge

A service charge will be payable for the maintenance of the external shared parts of the Estate. The Landlord to recover the proportional building insurance premium payable on the unit.

EPC

To be provided upon construction.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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