

# Crown Buildings, Llanelli, SA15 3TH

## Offices To Let

## Summary

Good quality town centre offices, centrally located with car parking.

<b>Property Type</b>	Offices
<b>Tenure</b>	To Let
<b>Status</b>	Available
<b>Price</b>	From £5 per sq ft
<b>Size</b>	4,607 sq ft - 30,607 sq ft

- 5 Storey Town Centre Office Building
- 17 Onsite Car Parking Spaces
- Mix of Open Plan and Cellular Space
- Available as a whole
- Available on a Floor by Floor Basis
- Rents from £5 per sq ft

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## Location

The property occupies a prominent location in the town centre of Llanelli with prominence onto the ring road and next to the Law Courts.

Llanelli is Carmarthenshire's largest town, 15 miles west of Swansea and 18 miles South East of Carmarthen.

Junction 48 of the M4 Motorway is 5 miles distant.

## Description

A 5 storey detached, purpose-built 1970's office block, providing a total NIA of 30,607 sq ft approx, with 17 car parking spaces.

## Specification

The property benefits from the following features.

- Suspended Ceilings.
- Passenger Lift.
- Recessed Lighting and Surface Mounted Perimeter Trunking.
- Central Heating.
- 17 Onsite Car Parking Spaces.

## Accommodation

The footplates are laid out in a mix of open plan / cellular offices / meeting rooms, with each floor having its own kitchen and staff w.c facilities.

The accommodation is available on a floor by floor basis as per the schedule below:

Unit	sq ft	sq m
Ground Floor	6,146	571
First Floor	5,860	544.40
Second Floor	4,612	428.51
Third Floor	4,764	442.68
Fourth Floor	4,607	428.04
Fifth Floor	4,617	428
<b>Total</b>	<b>30,607</b>	<b>2,843.48</b>

The figures quoted are on a Net Internal Area basis.

## Tenure

The accommodation is available in its entirety or on a floor by floor basis by way of a new effectively full repairing and insuring leases via service charge should the accommodation be taken on a floor by floor basis.

Minimum 3 year terms are available.

## Rent

From £5 per sq ft exclusive of VAT.



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## Business Rates

Current rateable value is £112,000.

## EPC

The property has a current EPC rating of 87 (D). The EPC document is available for download via the BP2 website.

## Car Parking

There are 17 onsite car parking spaces available.

## VAT & Legal Costs

All rent and service charge figures quoted in these details are exclusive of VAT. Prospective tenants are requested to make their own investigations as to VAT position, but we understand that VAT will apply to this transaction.

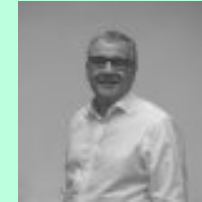
Each party is responsible for their own legal costs incurred with this transaction.

## Availability

Immediate.



## Enquire now



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## BP2 Property Consultants

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Swansea SA1 1NW

## Viewing and Further Information

For further information, or if you would like to arrange a viewing, please contact us.



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