Lambert Smith Hampton
01792 702 800
www.lsh.co.uk

To Let

High Quality Offices

Office

Suite F, Ground Floor, Scarlet Court, Heol Dafen, Llanelli SA14 8QN

- 35.67 Sq M (384 Sq Ft)
- Good On Site Parking
- High Quality DDA Compliant Offices
- Convenient Access to Llanelli Town Centre and M4 Motorway

EG DEALS 2016
Regional Winner
WALES | OFFICE
Lambert Smith Hampton

Lambert Smith Hampton
Axis 17 Axis Court, Mallard Way, Swansea Vale, Swansea SA7 0AJ **T** +44 (0)1792 702800

Suite F, Ground Floor, Scarlet Court, Heol Dafen, Llanelli SA14 8QN

Location

The development is located near the rapidly expanding Llanelli Gate site, some 2 miles North West of the Town Centre, and 3 miles South of Junction 48 of the M4 motorway.

The location has seen the development of a 23,700 sq ft Technium of Performance Engineering, together with some 90,000 sq ft of warehouse/industrial units developed by the Welsh Industrial Partnership.

Description

Scarlet Court comprises a purpose built 3 storey office building providing high quality office accommodation. The building is split into office suites of different sizes, each with their own dedicated kitchen facility and WC facility on each floor.

The building benefits from the following specification:

- Raised Access Floors
- Carpet Tiles
- Heating and Comfort Cooling
- Suspended Ceilings
- Modern Recessed Fluorescent Lighting
- Perimeter Trunking
- Cat V Cabling
- Door Entry Systems & Security Alarm Fitted
- 8 Passenger Lift to All Floors
- W/C Facilities on All Floors

Accommodation

The office suite has been measured in accordance with IPMS 3.

Floor Area	Sq M	Sq Ft
Suite F, Ground Floor	35.67	384

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 transactions.

Legal Costs

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

Business Rates

The building is attributed a rates payable figure of approximately £4.50 per sq ft.

Interested parties are advised to verify these figures with the local Rating Authority.

Terms

Flexible Lease terms are open to negotiation.

Rent

£3,648 pax.

Service Charge and Building Insurance Premium

A building and estate service charge will be payable. Further details are available from the Agent.

Energy Performance Certificate (EPC)

The building has an EPC rating of B-44. A full copy of the report is available, upon request.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Jason Thorne
Lambert Smith Hampton
01792 702800
07775 740370
jthorne@lsh.co.uk

May 2018

Lambert Smith Hampton
01792 702 800
www.lsh.co.uk

PROOF

© Lambert Smith Hampton
Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:
(i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
(ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warrantee or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
(iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
(iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
(v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
(vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.