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

To Let

High Quality Offices

Office

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

- 35.60 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

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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 B, Ground Floor	35.60	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
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May 2018

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PROOF

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