



Penybanc Depot, Penybanc Road

Ammanford, SA18 3RB

TO LET / FOR SALE

**LARGE DETACHED WAREHOUSE UNIT
TOTAL AREA 62,138 sq ft (5,773 sq m)**

- + Large site area of 6.014 acres
- + Close proximity to M4
- + Refurbished office accommodation

029 2081 1581

LOCATION

Ammanford town lies within the county of Carmarthenshire at the foot of the Amman Valley. Llanelli and Swansea are situated 12 miles south west and 17 miles south respectively. The town benefits from accessible transport links with Junction 49 of the M4 motorway only 5 miles south west via the A4383.

The property is situated on Penybank Road on the outskirts of Ammanford. If driving from the M4, the property is situated on the left-hand side approximately 500 metres after the Essar petrol station.

DESCRIPTION

The property comprises a large detached warehouse unit on a site that extends to approximately 6.014 acres (2.434 hectares).

The building itself consists of two large warehouses, together with ancillary offices, loading area and workshop areas. There is a sizable outbuilding providing additional storage.

The office area has recently been refurbished incorporating LED lighting, air conditioning, perimeter trunking and demountable partitioning.

Externally, there is a large yard either side of the property providing ample room for turning circulation.

Part of the yard is surfaced and part hardcore. There is a tarmacadam on site car park for both visitors and staff.

The property has a total site area of 6.014 acres (2.434 hectares), which provides a low site coverage of 24.14%.

ACCOMMODATION

The property provides the following approximate areas;

Warehouse One (Eaves 12ft)	18,309 sq ft (1,701 sq m)
High Bay Warehouse (Eaves 20ft)	25,672 sq ft (2,385 sq m)
Garage	5,328 sq ft (495 sq m)
Canopy	5,134 sq ft (477 sq m)
West Block	2,637 sq ft (245 sq m)
South Block	2,960 sq ft (275 sq m)
Ancillary Store	2,098 sq ft (195 sq m)

Total Area 62,138 sq ft | (5,773 sq m)

LEASE TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed. *(Subject to vacant possession).*

RENT

£140,000 per annum exclusive.

PURCHASE PRICE

Price on application.

BUSINESS RATES

We are informed that the rateable value of the property is £112,300. We understand that the rates payable for year ending March 2020 is **£59,070**.

Interested parties should rely on their own enquiries with the Local Authority.

USE

It is understood that the property benefits from B1/B2/B8 planning use.

EPC

The property has an energy performance certificate in Band D.

VAT

The property has been elected for VAT and will be charged where applicable.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rob Emanuel / Rhys Williams
Email: rob@emanuel-jones.co.uk
rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

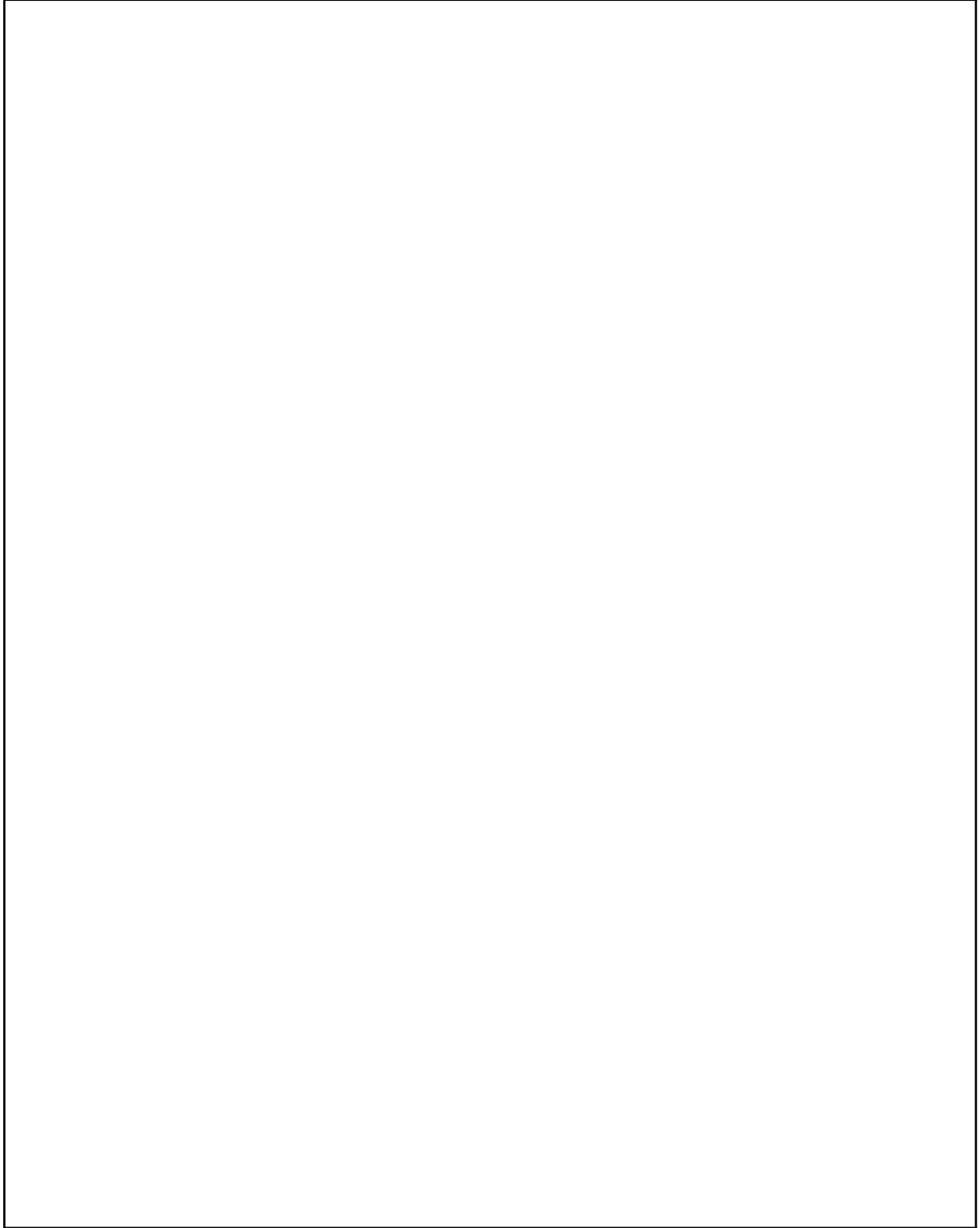


September 2019

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Plotted Scale - 1:5,000

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract