



Unit 8 & 9 Anchor Point Dragon 24, Traeth Ffordd, Llanelli SA15 2LF

FOR SALE

TWO STOREY OFFICE PREMISES

**7,144 Sq Ft
(664 Sq M)**

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DESCRIPTION

Two storey office premises forming part of the Dragon 24 development in North Dock. The property benefits from gas central heating, raised floors, suspended ceilings and recessed lighting. The property comprises a reception area, board room, training room, with various meeting rooms and staff facilities on the ground floor.

The first floor has two distinct open plan office spaces with kitchenettes, meeting rooms in addition to a staff "break out" area and W.C facilities. There is also a lift, shower room and 24 car parking spaces.

- ✓ **IMMACULATE OFFICE PREMISES**
- ✓ **EXCELLENT TRANSPORT LINKS**
- ✓ **24 CAR PARKING SPACES**
- ✓ **VERY GOOD BREEAM RATING**



LOCATION

The property is situated in North Dock along the Llanelli Coastal Park, 800 metres from Llanelli train station and approximately 1 mile from Llanelli town centre.

The property is 7.5 miles from the M4 Motorway which provides direct routes to Swansea, Cardiff and London.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	7,144	664

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

Rateable Value:
£58,000
The UBR for Wales 2021/22 is 53.5 in the £.

TERMS

Held on a long leasehold for a term of 999 years less 14 days from 21 February 2010. The property is available at an asking price of £600,000.

EPC EPC Rating: C (52)



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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