

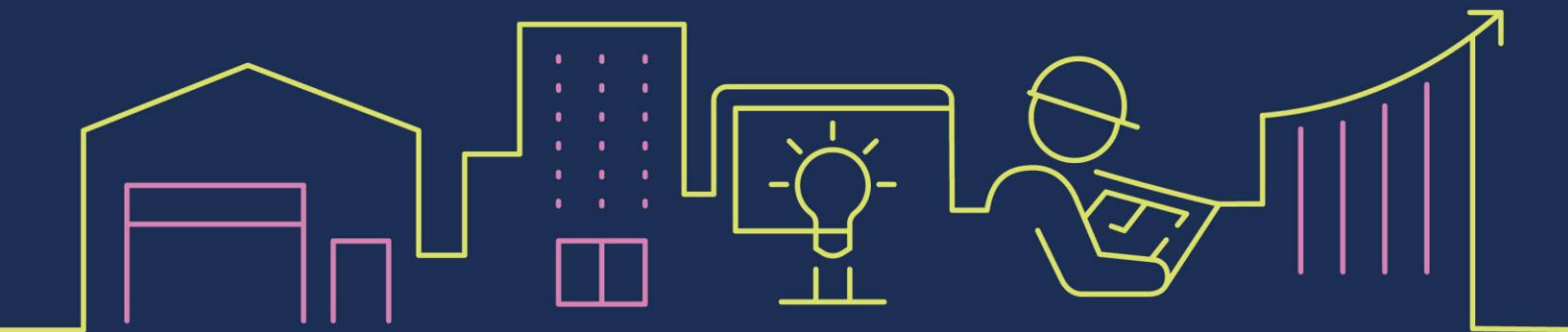
**TO LET**  
**OFFICES**  
**HYBRID WORKSHOPS**  
**LIGHT INDUSTRIAL UNITS**



**Parc Gelli Werdd, Rhodfa'r Glo, Cross Hands East  
Industrial Park, Cross Hands, Llanelli, SA14 6EF**



**New sustainably built offices and industrial units  
For B1 uses  
Sizes from 20 sqm to 260 sqm immediately available**



[sirgar.llyw.cymru](http://sirgar.llyw.cymru)  
[carmarthenshire.gov.wales](http://carmarthenshire.gov.wales)



## Description

Parc Gelli Werdd is a new-build development comprising of 12 offices, 10 hybrid workshops and 5 light industrial units.

The site has been built with an environmentally focused approach, by incorporating a highly insulated building, photovoltaic panels and all-electric heating, with an extensive metering and monitoring system to assist the council and tenants in meeting climate change targets.

Delivered jointly by Carmarthenshire County Council and the Welsh Government, the development aims to assist with meeting the growing demand for premises in the Cross Hands area in a sustainable way.

The development has achieved a BREEAM “excellent” rating, secured by design gold standard, and an EPC A rating. Aided by the specialist involvement of the Active Building Centre, the development aims to achieve a net-zero carbon in use target.

Features of the Building include:

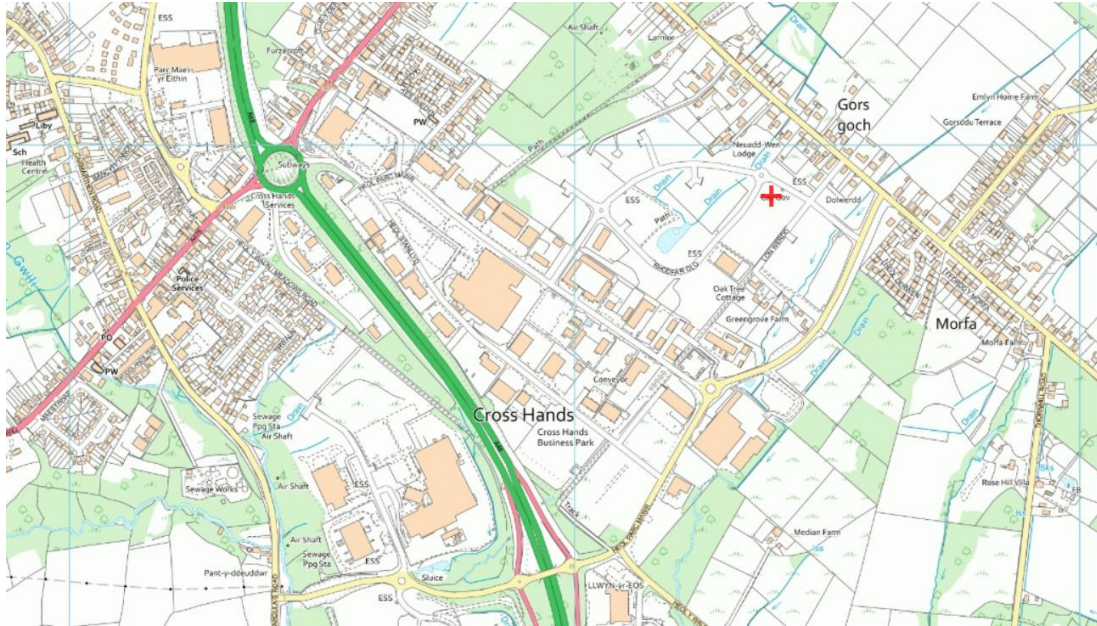
- Tenant access to a building management system to monitor electricity consumption and cost.
- All electric heating system .
- Full Fibre broadband to each unit allowing tenants to choose their contract.
- Passenger platform lift to first floor offices.
- Dedicated “car share” spaces.
- Electric vehicle charging points.
- Changing Places room and shower facility within communal area.
- Bicycle storage area.
- Industrial grade floor loadings within hybrid and industrial units.
- Bi fold insulated production doors.

## Location

The location of Parc Gelli Werdd provides easy access to the east and west along the A48 / M4 and to local population centres. The freight terminal at Pembroke Dock is 60 minutes away and Bristol can be reached in 90 minutes.

The site is situated approximately 10 miles north of Llanelli and 15 miles west of Swansea along the M4 and A48. Journey times are typically 20 minutes from Carmarthen and Llanelli and 25 minutes from Swansea, Cardiff is approximately one hour.

Cross Hands offers local amenities, including supermarkets, national and local retailers, cafes, primary and secondary school, and a health centre.



## Available accommodation

The site comprises 3 buildings:

**Building one** - Office block and an adjoining terrace of hybrid units. The office block contains 12 offices, a lobby/collaboration area, communal kitchen welfare/ shower facilities/ changing places room. The four adjoining but independent hybrid units include office space, a production area with bifold door and welfare facilities.

**Building two** – Hybrid units. A terrace of six offering office space, a production area with bifold doors and welfare facilities.

**Building three** – Light Industrial units. A terrace of five consisting of office space, a production area with bifold doors and welfare facilities.

Externally: car parking, electric charging points, secure service yard (gates/ barrier), cycle store, bin store, as well as extensive landscaping.

## Schedule of accommodation

| Unit       | Area Sq.Ft | Area Sq.M | Annual Rent | Total S.C | Total inc S.C | Quarterly inc S.C |
|------------|------------|-----------|-------------|-----------|---------------|-------------------|
| Office A   | 286        | 26.57     | £3,146.00   | £286.00   | £3,432.00     | £858.00           |
| Office B   | 289        | 26.85     | £3,179.00   | £289.00   | £3,468.00     | £867.00           |
| Office C   | 286        | 26.57     | £3,146.00   | £286.00   | £3,432.00     | £858.00           |
| Office D   | 289        | 26.85     | £3,179.00   | £289.00   | £3,468.00     | £867.00           |
| Office E   | 283        | 26.29     | £3,113.00   | £283.00   | £3,396.00     | £849.00           |
| Office F   | 444        | 41.25     | £4,440.00   | £444.00   | £4,884.00     | £1,221.00         |
| Office G   | 288        | 26.76     | £3,168.00   | £288.00   | £3,456.00     | £864.00           |
| Office H   | 284        | 26.38     | £3,124.00   | £284.00   | £3,408.00     | £852.00           |
| Office I   | 288        | 26.76     | £3,168.00   | £288.00   | £3,456.00     | £864.00           |
| Office J   | 284        | 26.38     | £3,124.00   | £284.00   | £3,408.00     | £852.00           |
| Office K   | 250        | 23.23     | £2,750.00   | £250.00   | £3,000.00     | £750.00           |
| Office L   | 225        | 20.90     | £2,475.00   | £225.00   | £2,700.00     | £675.00           |
| Hybrids    |            |           |             |           |               |                   |
| Unit 1     | 913        | 84.82     | £7,760.50   | £456.50   | £8,217.00     | £2,054.25         |
| Unit 2     | 910        | 84.54     | £7,735.00   | £455.00   | £8,190.00     | £2,047.50         |
| Unit 3     | 910        | 84.54     | £7,735.00   | £455.00   | £8,190.00     | £2,047.50         |
| Unit 4     | 906        | 84.17     | £7,701.00   | £453.00   | £8,154.00     | £2,038.50         |
| Unit 5     | 1056       | 98.10     | £8,976.00   | £528.00   | £9,504.00     | £2,376.00         |
| Unit 6     | 1091       | 101.35    | £9,273.50   | £545.50   | £9,819.00     | £2,454.75         |
| Unit 7     | 863        | 80.17     | £7,335.50   | £431.50   | £7,767.00     | £1,941.75         |
| Unit 8     | 914        | 84.91     | £7,769.00   | £457.00   | £8,226.00     | £2,056.50         |
| Unit 9     | 724        | 67.26     | £6,154.00   | £362.00   | £6,516.00     | £1,629.00         |
| Unit 10    | 687        | 63.82     | £5,839.50   | £343.50   | £6,183.00     | £1,545.75         |
| Industrial |            |           |             |           |               |                   |
| Unit 11    | 2681       | 249.06    | £18,767.00  | £1,340.50 | £20,107.50    | £5,026.88         |
| Unit 12    | 2810       | 261.05    | £19,670.00  | £1,405.00 | £21,075.00    | £5,268.75         |
| Unit 13    | 2810       | 261.05    | £19,670.00  | £1,405.00 | £21,075.00    | £5,268.75         |
| Unit 14    | 2810       | 261.05    | £19,670.00  | £1,405.00 | £21,075.00    | £5,268.75         |
| Unit 15    | 2740       | 254.55    | £19,180.00  | £1,370.00 | £20,550.00    | £5,137.50         |

VAT will be payable.

A bond equivalent to one quarter's rental will be required to be held until vacation and returned provided the property is in a satisfactory condition and no arrears.

Available

## Service charge

Each occupier will pay a proportion of the estate service charge to cover the costs in maintaining the upkeep of the common parts of the development and wider site.

## Rates

The rateable values of the units have yet to be assessed. The rate in the £ for 2023-24 is £0.535.

Rates relief for small businesses in Wales currently applies. Small businesses with a rateable value up to £6,000 receive 100% relief and those with a rateable value between £6,001 and 12,000 receive tapered relief from 100% to zero.

There are further rates discount schemes for different business sectors detailed information can be obtained from:

[rates@cararthenshire.gov.uk](mailto:rates@cararthenshire.gov.uk) tel.01554 742330

## User

Planning Permission for the site is Class B1: Business and Offices, research and development of products and processes, light industry appropriate in a residential area.

Preference will be given to applicants in the following business sectors:

- Energy and environment
- Creative
- Advance manufacturing
- Financial and professional
- Agri-food technology

The Council reserves the right to refuse proposals that do not meet its use criteria, objectives for the site, or if inappropriate for the best management of the development.

## Sustainability information

The development includes an innovative building management system (BMS) that incorporates a bespoke metering and monitoring platform to enable both billing and detailed performance monitoring. Data collected via the BMS will be used to provide future learning in relation to sustainability and de-carbonisation, to both enhance the performance of the development and to inform the construction and operation of new premises.

Extensive metering and monitoring will help guide tenants on their energy usage. Co-operation to improve environmental performance through the identification of appropriate strategies and participation in environmental forums and data sharing will be encouraged.

Electricity will be supplied from on-site solar PV and supplemented by the national grid. Carmarthenshire County Council will recharge usage and other associated costs.

The building envelope is highly insulated, which assists in achieving operational net zero targets. Please note that penetrating alterations of any kind to the fabric of the structure would compromise insulation performance and therefore will not be permitted.

## Letting information

The offices and units are offered on internally repairing lease terms, contracted-out of the 1954 Landlord & Tenant Act and include regular tenant-only break clauses after the first year. The lease includes sustainability clauses aimed to assist the joint venture partners in reaching their net zero carbon objectives. A bond will be required and held until vacation and returned if the property is returned in a satisfactory condition and there are no arrears.

## Other terms

- Insurance – buildings insured by council and cost recoverable from Tenant. Tenant to insure the contents, public and employer liability, and glazing where appropriate.
- Sub- letting and assignments are not permitted.
- Outgoings – to be paid by the tenant including business rates, water, electricity, telephone, refuse etc.
- All tenant proposals including non-structural alterations and signage are to be discussed with and considered by the council. Please note no alterations to the fabric of the structure of any kind will be permitted.
- Trade and bank references will be required, and the Council reserves the right to make any credit enquiries deemed necessary.

## Welsh language policy

In line with the Carmarthenshire County Council's Welsh Language Policy, Tenants will need to operate bilingually to include bilingual signage in the offices/units. There is an advice and assistance service as well as free translation and proof-reading available. For information, go to [www.carmarthenshire.gov.wales/home/business](http://www.carmarthenshire.gov.wales/home/business) and click on 'Welsh Language in Business'.

## Legal costs

Each Party is to be responsible for their own legal costs incurred in this transaction.

## VAT

VAT is payable on the rental fees – currently set at 20%.

## Useful links

[Parc Gelli Werdd \(gov.wales\)](#)

<https://businesswales.gov.wales/>

[Layout 1 \(gov.wales\)](#)

[Welsh Government's Net Zero Strategic Plan](#)

[Welsh Public Sector Net Zero Carbon Reporting Guide \(gov.wales\)](#)

Progress videos can be seen on the following link:

<https://vimeo.com/manage/videos/887307625>

## For further information please contact:

Emma Hardy, Estates Manager

Tel. 01267 246246

Email: [estates@carmarthenshire.gov.uk](mailto:estates@carmarthenshire.gov.uk)

Property & Regeneration  
County Hall  
Carmarthen  
SA31 1JP

These particulars are intended to give a fair description of the property, but are set out for guidance only. Their accuracy cannot be guaranteed and you should satisfy yourself by inspection or otherwise as to their correctness. Carmarthenshire County Council is obliged to consider all offers received in respect of this property up until the exchange of contracts. It is not obliged to accept the highest or any offer.



Llywodraeth Cymru  
Welsh Government







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## Additional images:



## Site layout plans:

First floor

