



Office Suites

Tŷ Myrddin, Old Station Road
Carmarthen SA31 1GS

To Let

- Flexible Office Suite, from 573 ft² to 7049 ft²
- Refurbished, prominent and modern office building
- Easy access to M4 motorway
- Fringe of Town Centre - easily accessible
- DDA Compliant
- Good Parking Provision



Location

The property is situated in Carmarthen which is the main County Town of Carmarthenshire and its administrative centre. Carmarthen benefits from excellent communication links by both rail and road. Swansea is less than 30 minutes drive (35 miles) and Cardiff is 65 miles East via A48 and M4 motorway.

Description

The property comprises a four storey attractive office block with brick elevations and a pitched slate roof. Internally the office accommodation comprises a mix of open plan and cellular layouts, and is of a good standard with suspended ceilings and carpeted floor throughout. The property also benefits from perimeter cable trunking, wall mounted radiators and is fully DDA compliant. The property also benefits from an 8 person lift .

The internal and external parts of the property have recently been refurbished, including refurbished entrance, core refurbished facade and general update and modernisation of communal areas. Existing tenants include two Government departments and the Driving Standards Agency.

The premises benefit from the following facilities/specification:

- Modern office building
- Open plan and cellular accommodation
- Good town centre parking ratio



Accommodation

In addition to the office accommodation there is a storage facility available on the lower ground floor. Full details are available on request. Please see attached schedule for full availability.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate. VAT will apply to both rental and service charge on this transaction.

Legal Costs

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

Car Parking

There are 20 car parking spaces available on site. There are also Council and private car parks available within immediate proximity.

Rental

Please see attached schedule.

Service Charge

A service charge will be applicable for the maintenance and upkeep of the external and internal communal parts, details of which are available on the attached schedule.

Lease Terms

The units are available on new Full Repairing and Insuring Lease on flexible lease terms. Further details available upon request.

Viewing and Further Information
Viewing strictly by prior appointment with the sole agent:



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