

# SECOND FLOOR, SUITE 15.2

TY MYRDDIN | CARMARTHEN | SA31 1GS

**HUNT &  
THORNE**  
CHARTERED SURVEYORS



# OFFICE TO LET

- CARMARTHEN BUSINESS HUB
- GOOD QUALITY OPEN PLAN OFFICE
- CLOSE TO RAILWAY STATION
- GOOD ON-SITE CAR PARKING
- 24.99 SQ M (269 SQ FT)
- ASKING RENT £4,032 PAX

## 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 both by rail and road. Swansea is 35 miles to the east with Cardiff being 75 miles via the A48 and M4 Motorway.



## DESCRIPTION

The property comprises of a four-storey office development, with brick elevations beneath a pitched slate roof. The development comprises of 3 levels of offices served by a lift, with also a lower ground floor, providing storage rooms and further offices.

Forecourt car parking exists to the front of the property, with disabled car parking and disabled access to the rear.

- Good quality open plan office.
- Rear disabled access and car parking.
- Exclusive toilets.
- Good on-site car parking.
- Overflow car parking close to site.
- Close to railway station.

## ACCOMMODATION

Floor area: 24.99 SQ M (269 SQ FT)

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9LA

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## RATEABLE VALUE

We have been informed via an enquiry on Valuation Office website, that the rateable value is £ TBA.

UBR for Wales 2026/27 is 0.502p in the £.

Interested parties are advised to verify this information.

## SERVICE CHARGE/INSURANCE

The tenant to contribute to the maintenance of the internal common areas, the external maintenance of the property and the maintenance of the external common areas via a service charge payment.

The landlord to continue to insure the property and recover the premium cost from the tenant.

## TERMS

New lease terms available on terms to be agreed.

## RENT

£4,032 PAX

## VAT

VAT payable on all payments

## ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

## VIEWING

For further information or to arrange a viewing, please contact the agents:

### JASON THORNE

jason@huntandthorne.com  
07387 188482

### MATTHEW SIMS

matthew@huntandthorne.com  
07825 372503

Or joint agents:

**Gerald R Vaughan** 01267 220424

April 2026

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