



**Darkgate Centre Offices, Dark
Gate,
Carmarthen SA31 1QL
POA**



Office Suites From 109 Sq Ft (10.31 sq m)
To 777 Sq Ft (72.21 sq m)
Town Centre Location
Purpose Built Office Block
Lift Access To All Floors

DC/BT/64238/160818

DESCRIPTION

A 4 storey purpose built office block with retail units on the ground floor and access to the upper floor offices via a secure front door on Red Street. There is lift and stairwell access to each floor. The available office space is rooms of approx 109 sq ft (10.31 sq m) to 358 sq ft (33.27 sq m) with communal male and female WC and kitchen facilities managed by the landlord.

LOCATION

Carmarthen is the region's main administrative centre for much of West Wales as well as for the County of Carmarthenshire as well as it being the region's main retail centre. The premises are located in the heart of the town centre on the first to third floors with retailers such as Cafe Nero, Greggs and Rymans on the ground floor.

Carmarthen is the home to a large number of administrative offices including Carmarthenshire County Council and Dyfed Powys Police Headquarters. The university of Trinity St David has a large presence in the town which also is home to Glangwili General Hospital. It is also a centre for regional offices for many private sector firms who need a base in West Wales.

ACCOMMODATION

The current range of suites that are available are:-

First Floor

Unit 3 - 300 sq ft (27.88 sq m)

Second Floor

Unit 8 - 324 sq ft (30.11 sq m)

Unit 12 - 109 sq ft (10.13 sq m)

Unit 13 - 109 sq ft (10.13 sq m)

Unit 6 - 358 sq ft (33.27 sq m)

RENT

The office space is available on the basis of the following rents which are inclusive of service charge but do not include Local Authority Rates:-

First Floor

Unit 3 - £3,000 per annum

Second Floor

Unit 8 - £3,250 per annum

Unit 12 - £2,400 per annum

Unit 13 - £2,400 per annum

Unit 6 - £3,500 per annum

LEASE

The suites are offered on the basis of 3 year leases with a tenant rolling option to break on giving 3 months notice.

RATES

Interested parties are recommended to contact

Carmarthenshire County Council for information on rates.

SERVICE CHARGE

To be included in the rent.

VAT

All rents are quoted exclusive of VAT.

ENERGY PERFORMANCE

CERTIFICATES (EPCS)

Copies of the EPC for each suite are available from the John Francis Commercial Department.

AVAILABILITY

Immediately upon completion of legal formalities.

VIEWING ARRANGEMENTS

Please contact David Cochlin in our Commercial Department on 01834 861810 or via email to dc@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday 9am to 5.30pm.

PLEASE NOTE

Any appliances and services listed on these details have not been tested.

DIRECTIONS

From the Guild Hall Square in Carmarthen town centre, the office block can be seen at the western end of the square on the corner of Darkgate and Red Street.