

GLIEN HOUSE

2 CILLEFWR ROAD EAST | CARMARTHEN | SA31 3RU



OFFICES TO LET

- MODERN REFURBISHED 3 STOREY OFFICE PREMISES
- GOOD ON-SITE CAR PARKING ALLOCATIONS
- CLOSE TO A40 & A48 SERVICING EAST & WEST WALES
- FROM 36.36 SQ M (FROM 391 SQ FT)
- ASKING RENT FROM £3,910 PAX

LOCATION

The property is situated on Cillefwr Industrial Estate, accessed via Cillefwr Road East in the Johnstown area of Carmarthen. The estate is an established commercial location with a range of industrial, trade and business occupiers, including City Plumbing, Carmarthen Refrigeration, LBS Builders Merchants and Howdens. The property is also well positioned for the wider Carmarthen area and surrounding towns.

The premises is via the A40, which is located nearby and provides direct access towards Carmarthen, St Clears and the wider West Wales road network. The A48 and A484 are also readily accessible, providing convenient connections to the surrounding areas. Carmarthen town centre and railway station are approximately 1.5 miles away, providing further amenities and transport links.



DESCRIPTION

Glien House comprises a modern office building arranged over three floors, providing well-presented and versatile office accommodation. The property offers a range of open-plan and cellular office areas, together with ancillary facilities, providing a flexible working environment suitable for a variety of occupiers.

The building benefits from a prominent position on Cillefwr Industrial Estate, with good on-site car parking and good access to the surrounding road network. The accommodation would suit a range of professional, commercial and office-based uses.

ACCOMMODATION

See Availability Schedule below.

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.

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LEASE TERMS

The property is available on new lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge will be payable towards the maintenance of the external part of the property and the external communal areas of the site. The landlord to continue to insure and recover the premium cost from the tenant.

ASKING RENTS

FROM £3,910PAX

ALL INCLUSIVE OFFERS ARE AVAILABLE.

SEE SCHEDULE FOR MORE INFORMATION.

EPC

To be provided.

VAT

All prices are quoted exclusive of VAT. VAT will be payable on all payments.

LEGAL COSTS

Each party to pay their own legal costs on this transaction.

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).

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

MATTHEW SIMS

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JASON THORNE

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August 2026

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GLIEN HOUSE AVAILABILITY SCHEDULE

SUITE NUMBER	SIZE	RENT	SERVICE CHARGE	BUILDING INSURANCE	A/C	ALL-INCLUSIVE OFFER	AVAILABILITY
GROUND FLOOR							
SUITE A	70.09 SQ M (754 SQ FT)	£7,540 PAX	£2,262 PAX	£286.52 PAX	POA	£13,572 PAX	AVAILABLE
SUITE D	41.33 SQ M (445 SQ FT)	£4,450 PAX	£1,335 PAX	£169.10 PAX	POA	£8,010 PAX	AVAILABLE
SUITE F	36.36 SQ M (391 SQ FT)	£3,910 PAX	£1,173 PAX	£148.58 PAX	POA	£7,038 PAX	AVAILABLE

FIRST FLOOR							
SUITE 1	107.33 SQ M (1,155 SQ FT)	£11,550 PAX	£3,465 PAX	£438.90 PAX	POA	£20,790 PAX	AVAILABLE
SUITE 2	171.88 SQ M (1,850 SQ FT)	£18,550 PAX	£5,550 PAX	£703.00 PAX	POA	£33,300 PAX	AVAILABLE
SUITE 3	95.10 SQ M (1,023 SQ FT)	£10,023 PAX	£3,069 PAX	£388.74 PAX	POA	£18,414 PAX	AVAILABLE

SECOND FLOOR WHOLE	385.05 SQ M (4,145 SQ FT)	£33,160 PAX	£12,435 PAX	£1,575.10 PAX	POA	N/A	AVAILABLE
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