

## I'W OSOD

SWYDDFEYDD  
GWEITHDAI HYBRID  
UNEDAU DIWYDIANNOL YSGAFN

Parc Gelli Werdd, Rhodfa'r Glo, Dwyrain Cross Hands  
Parc Diwydiannol, Cross Hands, Llanelli, SA14 6EF



Swyddfeydd ac unedau diwydiannol newydd a adeiladwyd mewn  
modd cynaliadwy  
Ar gyfer defnyddiau B1  
Meintiau o 20 metr sgwâr i 260 metr sgwâr ar gael ar unwaith



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



Cyngor Sir Gâr  
Carmarthenshire  
County Council

**Cliciwch am y Gymraeg**  
**Click for Welsh**

## 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



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County Council

**Cliciwch am Saesneg**  
**Click for English**

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## Disgrifiad

Mae Parc Gelli Werdd yn ddatblygiad newydd sy'n cynnwys 12 swyddfa, 10 gweithdy hybrid a 5 uned ddiwydiannol ysgafn.

Adeiladwyd y safle gan ddefnyddio dull sy'n canolbwyntio ar yr amgylchedd, drwy gynnwys adeilad sydd wedi'i inswleiddio'n dda, paneli ffotofoltäig a system wresogi drydan, ynghyd â system fesur a monitro helaeth i gynorthwyo'r cyngor a'r tenantiaid i fodloni targedau newid yn yr hinsawdd.

Nod y datblygiad, a gyflawnwyd ar y cyd gan Gyngor Sir Caerfyrddin a Llywodraeth Cymru, yw helpu i fodloni'r galw cynyddol am adeiladau yn ardal Cross Hands mewn ffordd gynaliadwy.

Mae'r datblygiad wedi cyrraedd safon Rhagoriaeth BREEAM, safon 'Aur' Dylunio a Sgôr Perfformiad Ynni o A. Nod y datblygiad, gyda chyfranogiad arbenigol y Ganolfan Adeiladu Gweithredol, yw cyrraedd targed carbon sero net o ran defnydd.

Mae nodweddion yr adeilad yn cynnwys:

- Mynediad i denantiaid i system rheoli adeiladau i fonitro'r trydan a ddefnyddir a'r gost.
- System wresogi drydan.
- Band eang ffeibr llawn ym mhob uned sy'n caniatáu i denantiaid ddewis eu contract.
- Liff platform i'r swyddfeydd ar y llawr cyntaf.
- Mannau parcio pwrpasol ar gyfer "rhannu car".
- Pwyntiau gwefru cerbydau trydan.
- Ystafell *Changing Places* a chawodydd yn yr ardal gymunedol.
- Ardal storio beiciau.
- Lloriau safon ddiwydiannol ar gyfer llwythi yn yr unedau hybrid a diwydiannol.
- Drysau cynhyrchu deublyg wedi'u hinswleiddio.

## Lleoliad

Mae lleoliad Parc Gelli Werdd yn darparu mynediad hawdd i'r dwyrain a'r gorllewin ar hyd yr A48 / M4 ac i ganolfannau poblogaeth lleol. Gellir cyrraedd terfynfa nwyddau yn Noc Penfro o fewn 60 munud, a gellir cyrraedd Bryste o fewn 90 munud.

Mae'r safle wedi'i leoli oddeutu 10 milltir i'r gogledd o Lanelli a 15 milltir i'r gorllewin o Abertawe ar hyd yr M4 a'r A48. Fel arfer mae'n cymryd 20 munud i deithio o Gaerfyrddin a Llanelli a 25 munud o Abertawe, ac oddeutu awr o Gaerdydd.

Mae Cross Hands yn cynnig cyfleusterau lleol, gan gynnwys archfarchnadoedd, manwerthwyr cenedlaethol a lleol, caffis, ysgol gynradd ac uwchradd, a chanolfan iechyd.



## Adeiladau sydd ar gael

Mae'r safle yn cynnwys 3 adeilad:

**Adeilad un** - Bloc Swyddfeydd a theras cyfagos o unedau hybrid. Mae'r bloc swyddfeydd yn cynnwys 12 swyddfa, cyntedd/ardal gydweithio, cegin gymunedol, cyfleusterau lles/cawodydd/ystafell *Changing Places*. Mae'r pedair uned hybrid gyfagos ond annibynnol yn cynnwys swyddfa, ardal gynhyrchu gyda drws deublyg, a chyfleusterau lles.

**Adeilad dau** - Unedau Hybrid. Teras o chwe uned sy'n cynnwys swyddfa, ardal gynhyrchu gyda drysau deublyg a chyfleusterau lles.

**Adeilad tri** – Unedau Diwydiannol Ysgafn Teras o bum uned sy'n cynnwys swyddfa, ardal gynhyrchu gyda drysau deublyg a chyfleusterau lles.

Y tu allan: lleoedd parcio, pwyntiau gwefru trydan, iard wasanaeth ddiogel (gatiâu / rhwystr), storfa feiciau, storfa finiau, yn ogystal â thirlunio helaeth.

## Atodlen Adeiladau

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

Bydd TAW yn daladwy.

Bydd bond sy'n gyfwerth ag un chwarter o rent yn ofynnol a gedwir tan y symudir o'r Uned a chaiff ei ddychwelyd cyhyd ag y bo'r eiddo mewn cyflwr boddhaol ac nad oes ôl-ddyledion.

# Tâl Gwasanaethau

Bydd pob meddiannydd yn talu cyfran o'r tâl am wasanaeth yr ystad i dalu'r costau ar gyfer cynnal a chadw ardaloedd cyffredin y datblygiad a'r safle ehangach.

## Cyfraddau

Nid yw gwerthoedd ardrethol yr unedau wedi'u hasesu eto. Y gyfradd yn y £ ar gyfer 2023-24 yw £0.535.

Mae rhyddhad ardrethi i fusnesau bach yng Nghymru yn weithredol ar hyn o bryd. Mae busnesau bach sydd â gwerth ardrethol o hyd at £6,000 yn cael rhyddhad o 100% ac mae'r rhai sydd â gwerth ardrethol rhwng £6,001 a £12,000 yn cael rhyddhad graddedig o 100% i sero.

Mae rhagor o gynlluniau gostyngiadau mewn ardrethi ar gyfer sectorau busnes gwahanol a gellir cael gwybodaeth fanwl drwy ddefnyddio'r manylion cyswllt isod: [trethi@sirgar.gov.uk](mailto:trethi@sirgar.gov.uk) Rhif ffôn 01554 742330

## Y Defnyddiwr

Mae gan y safle ganiatâd cynllunio ar gyfer defnydd B1: Busnes a Swyddfeydd, gwaith ymchwil a datblygu'n ymwneud â nwyddau a phrosesau, diwydiant ysgafn sy'n briodol mewn ardal breswyl.

Rhoddir blaenoriaeth i ymgeiswyr yn y sectorau busnes canlynol:

- Ynni a'r Amgylchedd
- Creadigol
- Gweithgynhyrchu Uwch
- Ariannol a phroffesiynol
- Technoleg Bwyd-Amaeth

Mae'r Cyngor yn cadw'r hawl i wrthod cynigion nad ydynt yn bodloni ei feini prawf o ran defnydd, ei amcanion ar gyfer y safle, neu os ydynt yn amhriodol ar gyfer rheoli'r datblygiad yn y ffordd orau.

## Gwybodaeth am gynaliadwyedd

Mae'r datblygiad hwn yn cynnwys system rheoli adeiladau arloesol sy'n ymgorffori plattform pwrpasol o ran mesur a monitro ynni i alluogi bilio a monitro perfformiad manwl. Bydd data a gesglir drwy'r system rheoli adeiladau yn cael ei ddefnyddio i ddarparu dysgu yn y dyfodol mewn perthynas â chynaliadwyedd a datgarboneiddio, i wella perfformiad y datblygiad ac i lywio'r gwaith o adeiladu a gweithredu safleoedd newydd.

Bydd system fesur a monitro helaeth yn helpu i roi arweiniad i denantiaid o ran eu defnydd o ynni. Anogir cydweithredu i wella perfformiad amgylcheddol trwy nodi strategaethau priodol a chymryd rhan mewn fforymau amgylcheddol a rhannu data.

Bydd trydan yn cael ei gyflenwi o ynni solar ffotofoltäig ar y safle a'i ategu gan y grid cenedlaethol. Bydd Cyngor Sir Caerfyrddin yn ailgodi tâl am ddefnydd a chostau cysylltiedig eraill.

Mae amlen yr adeilad wedi'i hinswleiddio'n dda, sy'n helpu i gyflawni targedau sero net gweithredol. Nodwch y byddai newidiadau treiddiol o unrhyw fath i ffabrig y strwythur yn peryglu perfformiad y deunydd inswleiddio ac felly ni chaniateir hynny.

## Gwybodaeth ynghylch Gosod yr Eiddo

Cynigir y swyddfeydd a'r unedau ar delerau prydles atgyweirio mewnol, wedi'u contractio allan o Ddeddf Landlordiaid a Thenantiaid 1954 ac maent yn cynnwys cymalau terfynu rheolaidd gan denantiaid yn unig ar ôl y flwyddyn gyntaf. Mae'r brydles yn cynnwys cymalau cynaliadwyedd sydd â'r nod o gynorthwyo'r partneriaid cyd-fenter i gyflawni eu hamcanion carbon sero net. Bydd bond yn ofynnol a gedwir tan y symudir o'r Uned a chaiff ei ddychwelyd os caiff yr eiddo ei ddychwelyd mewn cyflwr boddhaol ac nad oes ôl-ddyledion.

## Telerau eraill

- Yswiriant – caiff yr adeiladau eu hyswirio gan y cyngor a gellir adennill y gost gan y tenant. Bydd y tenant yn trefnu yswiriant cynnwys, atebolrwydd cyhoeddus ac atebolrwydd cyflogwr, a gwydr lle bo'n briodol.
- Ni chaniateir is-osod ac aseiniadau.
- Alldaliadau - i'w talu gan y tenant gan gynnwys ardrethi busnes, dŵr, trydan, ffôn, sbwriel, ac ati.
- Rhaid i bob cynnig gan denantiaid sy'n cynnwys arwyddion a newidiadau nad ydynt yn effeithio ar y strwythur, gael ei drafod gyda'r cyngor a'i ystyried gan y cyngor. Nodwch na chaniateir unrhyw newidiadau i ffabrig y strwythur.
- Bydd geirdaon masnachu a bancio yn ofynnol, ac mae'r Cyngor yn cadw'r hawl i wneud unrhyw ymholiadau o ran credyd a ystyrir yn angenrheidiol.

## Polisi yr Iaith Gymraeg

Yn unol â Pholisi Iaith Gymraeg Cyngor Sir Caerfyrddin, bydd angen i Denantiaid weithredu'n ddwyieithog gan gynnwys arwyddion dwyieithog yn y swyddfeydd/unedau. Mae gwasanaeth cymorth a chyngor ar gael yn ogystal â chyfieithu a phrawf-ddarllen am ddim. I gael gwybodaeth, ewch i <https://www.sirgar.llyw.cymru/cartref/busnes/> a chliciwch ar 'Y Gymraeg Mewn Busnes'.

## Costau Cyfreithiol

Bydd pob parti'n gyfrifol am ei gostau cyfreithiol ei hun yn sgil y trafodion hyn.

## TAW

Mae TAW yn daladwy ar y ffioedd rhent – 20% ar hyn o bryd.

# Dolenni defnyddiol

[Parc Gelli Werdd \(llyw.cymru\)](#)

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

[Cynllun 1 \(llyw.cymru\)](#)

[Cynllun Strategol Sero Net Llywodraeth Cymru](#)

[Canllaw Adrodd Carbon Sero Net Sector Cyhoeddus Cymru \(llyw.cymru\)](#)

Gellir gweld fideos o'r cynnydd drwy glicio ar y ddolen ganlynol:

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

## I gael rhagor o wybodaeth, cysylltwch â:

Emma Hardy, Rheolwr Ystadau

Ffôn 01267 246246

E-bost: [ystadau@sirgar.gov.uk](mailto:ystadau@sirgar.gov.uk)

Eiddo ac Adfywio

Neuadd y Sir

Caerfyrddin

SA31 1JP

Bwriedir i'r manylion hyn roi disgrifiad teg o'r eiddo, ond canllaw ydynt yn unig. Ni ellir gwarantu eu cywirdeb a dylech chi fodloni eich hun eu bod yn gywir, drwy eu harchwilio neu fel arall. Mae rheidrydd ar Gyngor Sir Caerfyrddin i ystyried pob cynnig a ddaw i law am yr eiddo hwn hyd nes y cyfnewidir contractau. Nid oes rheidrydd arno i dderbyn y cynnig uchaf nac unrhyw gynnig.



Llywodraeth Cymru  
Welsh Government



**Enillydd Gwobr  
Award Winner 2023**

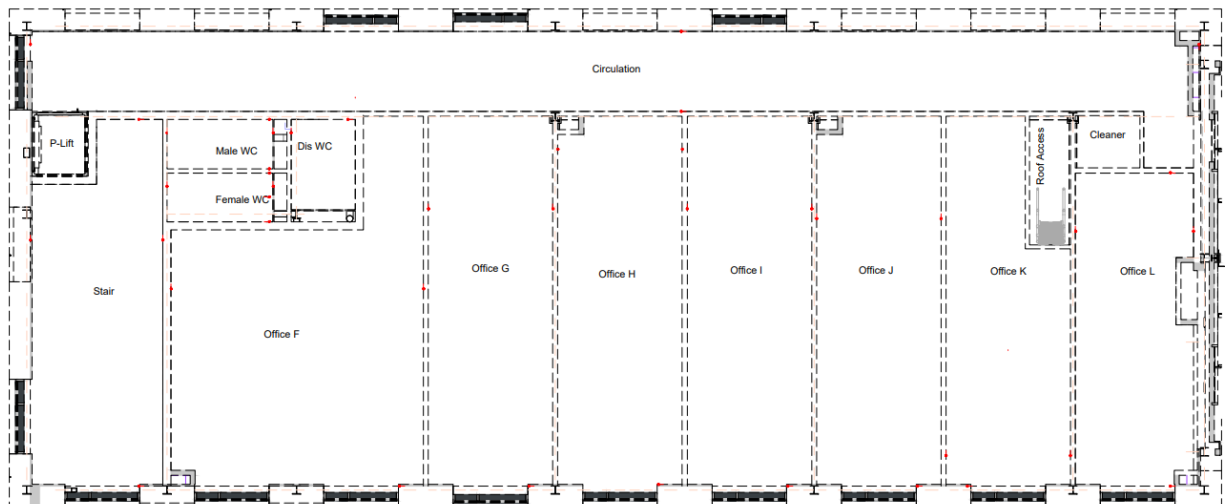
Arwain cydweithredu – un ystad gyhoeddus Cymru  
Leading collaboration – one public estate Wales

## Delweddau ychwanegol:



## Cynlluniau'r safle:

Llawr cyntaf





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

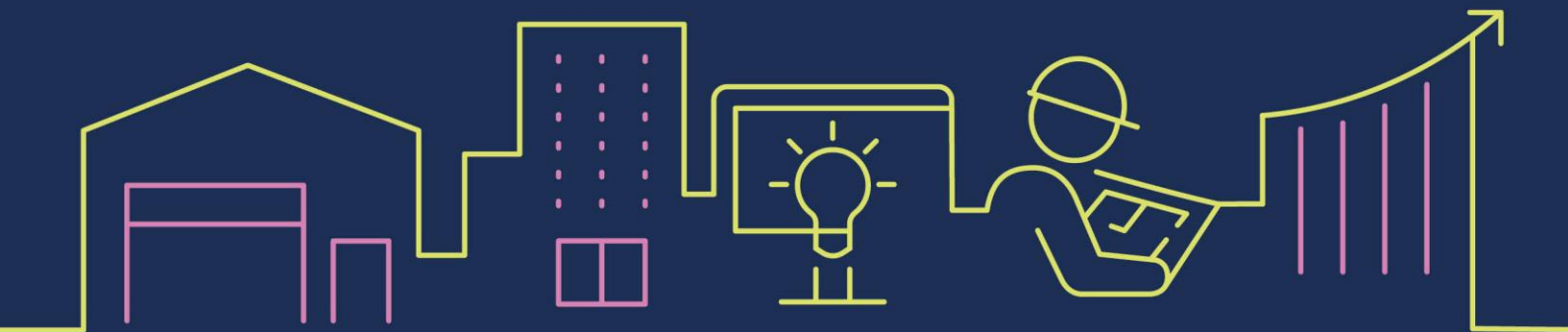


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## Description

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
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Hybrids						
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Unit 2	910	84.54	£7,735.00	£455.00	£8,190.00	£2,047.50
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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.

## 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@carmarthenshire.gov.uk](mailto:rates@carmarthenshire.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  
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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



**Enillydd Gwobr  
Award Winner 2023**

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Leading collaboration – one public estate Wales



## Additional images:



## Site layout plans:

First floor

