

SECOND FLOOR, SUITE 15.1

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
- 26.01 SQ M (280 SQ FT)
- ASKING RENT £4,200 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: 26.01 SQ M (280 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

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

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

£4,200 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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