



# TO LET

Modern Town Centre Offices

256 - 1,283sq.ft

(23.79 - 119.19 sq.m)



Offices, Darkgate Centre Offices, Darkgate, Carmarthen, Dyfed, SA31 1QL

- Newly refurbished office building
- Lift access to all floors
- Tenants include Greggs, Caffé Nero, Ryman

**LCP**

0117 990 2200  
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# Offices, Darkgate Centre Offices, Darkgate, Carmarthen, Dyfed, SA31 1QL

Areas	Offices	Sq.ft	Sq.m	Rent
1st Floor	4	1,283	119.19	£10,500
2nd Floor	8	324	30	£4,000
	13	398	36.99	£5,500
	14	414	38.47	£5,000
	15	616	57.25	£7,400
	17	256	23.79	£3,250
	18	256	23.79	£3,250



## Description

Recently refurbished wing on the second floor in a purpose built office block with retail units on the ground floor. Access to the upper floors is via a secure front door on Red Street with a lift and stairwell access to each floor. The available office space is rooms from approx 256 sq ft (23.79 sq m) to 1,283 sq ft (119.19 sq m) with communal male and female WC and kitchen facilities managed by the landlord.

## Rent

POA

## Services

The unit has electricity and water connected.

## Service Charge & Insurance

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Energy Performance

Copies of the EPC for each suite are available from the John Francis Commercial Department. The first floor is D(88) and the second floor is C(74).

## Rates

Interested parties are recommended to contact Carmarthenshire County Council for information on rates.

## Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



## Location - SA31 1QL

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 second floor with retailers such as Cafe Nero, Clinton Cards, 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.

## References

The granting of a lease will be subject to satisfactory references and accounts.

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**Viewing** Strictly via prior appointment with the appointed agent:



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