



TO LET

Various Offices

109 - 1,864 sq.ft (10 - 173 sq.m)

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

- Flexible lease terms
- Newly refurbished office building
- Second floor offices
- Tenants include Greggs, Caffé Nero, Ryman

DESCRIPTION

The building comprises a four storey office building, with access from Red Street, via a secure front door. There is lift and stairwell access to the offices on the upper floors. The available offices comprise a mixture of partitioned and open plan office space. The newly refurbished specification includes surface mounted light fittings, decorated plaster surfaces, carpeted throughout, wall mounted power and data sockets, wall mounted perimeter heating. Communal male & female WCs and kitchen facilities are available.

AREAS (approx. NIA)

Floor	Unit	Sq.ft	Sq.m	Comments
2	6	358	33	Refurbished
2	8	324	30	UNDER OFFER
2	13	109	10	UNDER OFFER
2	14-19	1,864	173	Awaiting Refurbishment

LOCATION - SA31 1QL

The properties are located on Dark Gate, which is a busy thoroughfare connecting Merlins Walk Shopping Centre with the prime section of Carmarthen, being Red Street and St. Catherines Walk.

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.



SERVICES

All mains services are available.

ENERGY PERFORMANCE

Further information available upon request.

LEGAL COSTS

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

VIEWING

Strictly via prior appointment with the appointed agent:

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