



# TO LET

Various Offices

109 - 2,098 sq.ft (10 - 195 sq.m)

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

- Flexible lease terms
- Newly refurbished office building
- First floor and 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	Offices	Sq.ft	Sq.m	Comments
1	1-2	777	77	Refurbished
1	3	300	28	Refurbished
1	5	2,098	195	Refurbished/Self-Contained
2	6	358	33	Refurbished
2	8	324	30	Refurbished
2	12	109	10	Refurbished
2	13	109	10	Refurbished
2	14-19	1,972	183	Awaiting Refurbished

Total refurbished space = 4,075 sq.ft (378.6 sq.m)

Total unrefurbished space = 1,972 sq.ft (183.2 sq.m)

## LOCATION - SA31 1PS

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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