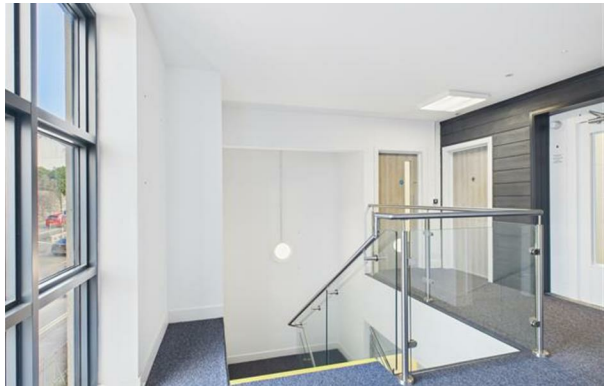






The MacGregor Office Suite 2nd Floor Office Jolly Tar Lane, Carmarthen, SA31

£27,500 (From) Per Annum

- SPACIOUS SECOND FLOOR OFFICE SUITE.
- FITTED KITCHEN. LIFT. EPC - A (23).
- FLOOR AREA 2,310 SQ. FT. (214.64 SQ. M.).
- WALKING DISTANCE TOWN CENTRE.
- PART OF MODERN PURPOSE BUILT 3 STOREY BUSINESS PREMISES.
- BALCONY WITH VIEWS OVER THE RIVER TYWI.
- WALKING DISTANCE BUS AND RAILWAY STATIONS.
- DUAL ROAD FRONTAGE.
- CELLULAR AND OPEN PLAN OFFICE ACCOMMODATION.
- AIR CONDITIONING. DOUBLE GLAZED WINDOWS.
- 2 CAR PARKING SPACES.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.

The MacGregor Office Suite 2nd Floor Office Jolly Tar Lane, Carmarthen SA31 3LW

TO LET - CARMARTHEN TOWN

A very well presented conveniently situated modern SECOND FLOOR OFFICE SUITE that forms part of a modern purpose built business premises enjoying dual road frontage to 'Coracle Way' and 'The Quay' being located within a relatively short walking distance of the Bus/Railway Stations and readily available facilities and services at the centre of the County and Market town of Carmarthen which enjoys excellent communication links with access to the A40 and A48 trunk roads.

0 2 0

Council Tax Band: Exempt





LANDING
with double glazed window. Lift entrance.

LADIES WC
19'1" x 7'11" overall
'L' shaped with waterproof panelled walls. Wet room flooring. Electric heater. Pedestal wash hand basin in white. Wall mounted hand drier. Separate WC. Disabled persons WC with 2 piece suite in white. Opaque double glazed window.

GENTS WC
15'1" x 7'10" overall
'L' shaped with waterproof panelled walls. Wet room flooring. Electric heater. Pedestal wash hand basin in white. Wall mounted hand drier. Separate WC. Disabled persons WC with 2 piece suite in white. Opaque double glazed window.

ENTRANCE HALL
20'0" x 4'6"
with emergency lighting. 2 Power points. Fire doors to the landing and

RECEPTION AREA
leading to

RECEPTION OFFICE
23'0" x 13'6"
with 8 power points. 8 Telephone points.

OFFICE No. 1
14'11" x 9'5"
with Daikin temperature control. Daikin air conditioning unit. Fluorescent striplighting. Double glazed window. 4 Power points. 4 Telephone points. Double glazed partition with integrated privacy blinds.

CONFERENCE/STAFF ROOM
22'2" x 9'2"
with Daikin air conditioning unit and thermostat control. 10 Power points. 10 Telephone points. 2 Double glazed windows with views. 2 Fluorescent striplights. Double glazed partition with integrated privacy blinds.

OFFICE No. 2
10'2" x 9'2"
with double glazed partition with integrated privacy blind. 4 Power points. 4 Telephone points. Double glazed window with a view of Tywi bridge and beyond. Daikin air conditioning unit and thermostat control.

NOTE
Office No. 2 and the Conference/Staff Room can easily be returned to one room.

GENERAL OFFICE
54'5" x 28'0" overall
'L' shaped with 8 double glazed windows with views over river Tywi, lower Tywi valley and beyond. 3 Daikin air conditioning units and thermostat control. Fluorescent striplighting. 35 Power points. 54 telephone points.

KITCHEN AREA
with vinyl floor covering incorporating a range of fitted base kitchen units with upstand to match the worksurface with sink unit, ceramic hob, cooker hood, integrated dishwasher and fridge. 2 Pairs of plastic coated aluminium double glazed doors to

BALCONY
15'9" x 5'4"
from the balcony far reaching views are enjoyed over the river Tywi, lower Tywi valley and beyond.

OFFICE No. 3
10'2" x 8'0"
with double glazed window with a view. Daikin air conditioning unit and thermostat control. 4 Power points. 4 Telephone points. Double glazed partition with integrated privacy blinds

OFFICE No. 4
10'2" x 8'8"
with double glazed window with a view. Daikin air conditioning unit and thermostat control. 4 Power points. 4 Telephone points. Double glazed partition with integrated privacy blinds

PARKING
2 car parking spaces are available in the secure basement parking.

FLOOR AREA
the overall floor area of the office suite to include the landing and toilet facilities is 247 sq. m. (2,664 sq. ft. approx).

VAT
all prices premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

RENT: -
£27,500 plus VAT

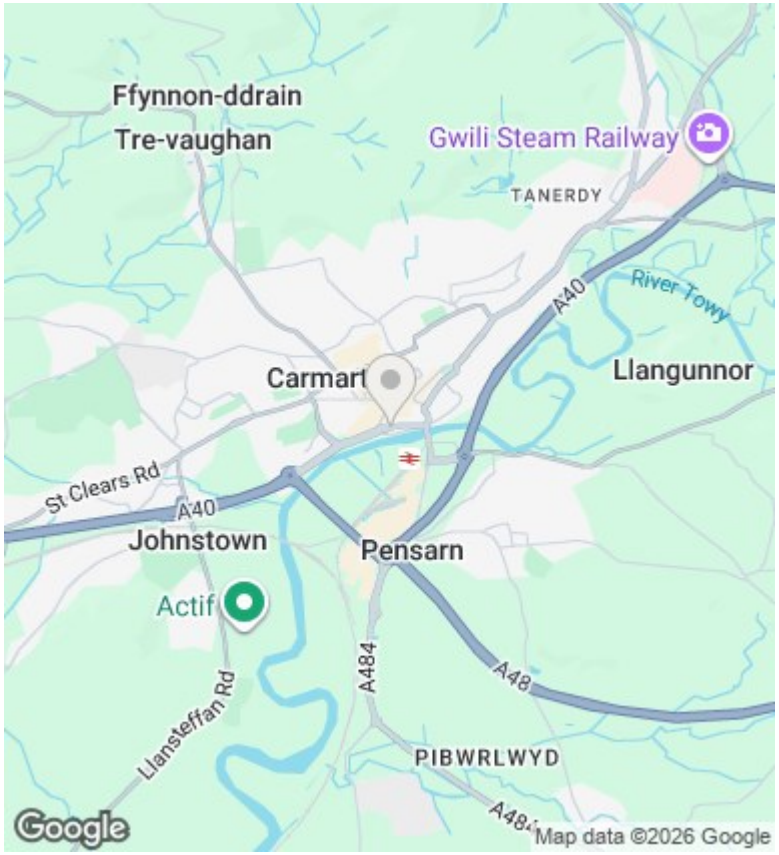
TERMS: -
Flexible terms - 3, 5 or 7 years available - subject to rent reviews.

FEES: -
each party will be responsible for their own costs in this matter.

SECURITY DEPOSIT: -
a security deposit of £1,000 is required that will be held pending termination of any lease.

NON-REFUNDABLE DEPOSIT: -
a non-refundable deposit of £500 is required and which will form part of the first quarters rent should the transaction proceed but would be forfeited should the prospective tenant decide against proceeding with the transaction having agreed to do so or does not complete the transaction in a timely manner.





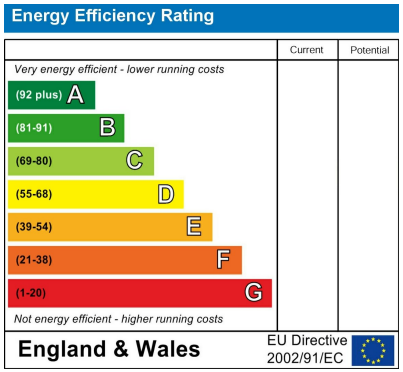
Directions

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

Exempt



Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
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