

LOWER GROUND FLOOR OFFICES

TY MYRDDIN | CARMARTHEN | SA31 1GS

HUNT & THORNE
CHARTERED SURVEYORS

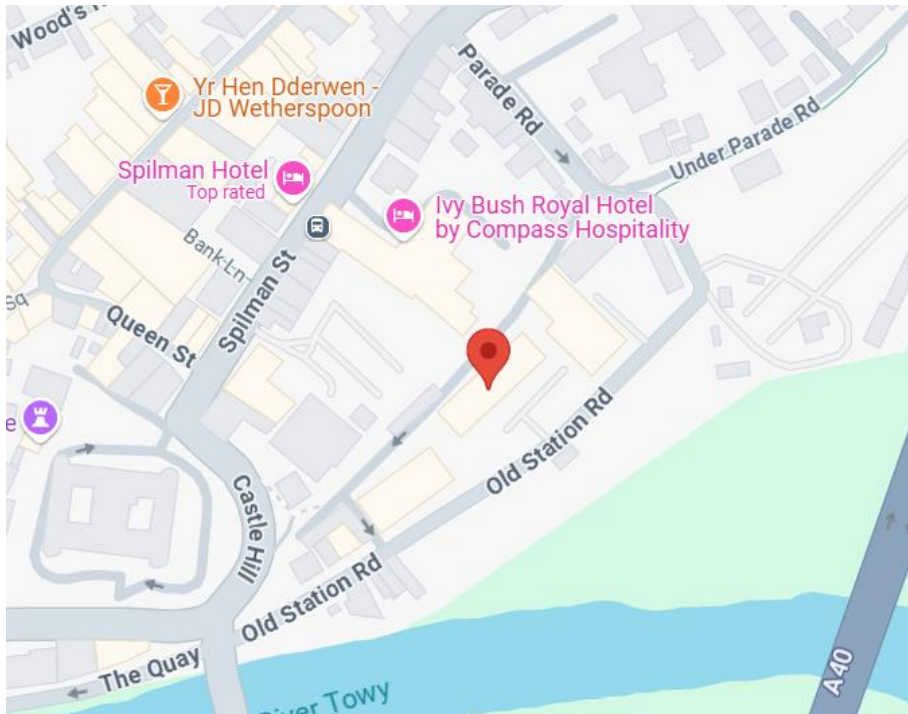


OFFICE TO LET

- CARMARTHEN BUSINESS HUB
- ALL INCLUSIVE RENTALS
- CLOSE TO RAILWAY STATION
- GOOD ON-SITE CAR PARKING
- FROM 12 SQ M (129 SQ FT)
- RENT FROM £2,004 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.

- All-inclusive rentals (excluding rates)
- 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: See availability schedule.

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 9EQ

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 2025/26 is 56.8p 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

From £2,004 pax - see availability schedule.

Rental includes service charge, building insurance and standard electric/water (excludes rates, but Small Business Relief may apply).

VAT

VAT payable on all payments

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

May 2025

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Carmarthen office hub

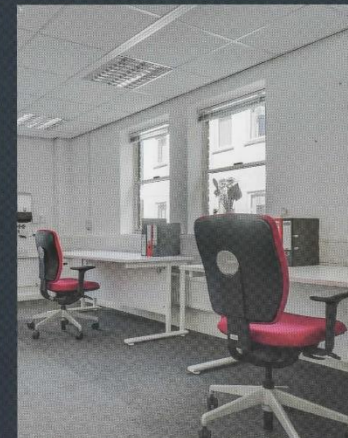


Watch video

Flexible Business Suites...

From £199^{+VAT}
INCLUSIVE
MONTHLY

SMALL OFFICE SPACES in CARMARTHEN



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Carmarthen
office hub

Small offices available on short term at very competitive rents

From £199+VAT

At Ty Myrddin
Old Station Road,
Carmarthen,
SA31 1JN

Centrally situated in a pleasant, quiet location, overlooking the River Towy, yet immediate walking distance to town.

Grade A quality offices

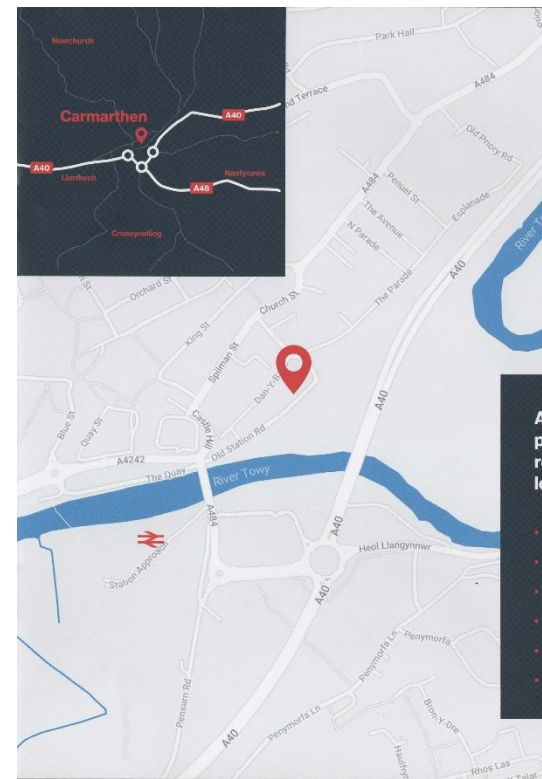
- Lift, kitchen, natural light/windows, offices all finished to an excellent standard.
- Pleasant outlook and light building.
- Attractive building, hallway and facilities.
- Meeting room available.
- **Parking included**, station and town centre close by.
- From 70sqft to 3500sqft.



Carmarthen
office hub

Location

Centrally situated in a
pleasant, quiet location,
close to the town centre.



A quality detached brick built office, recently refurbished to provide a number of **SMALL OFFICES** – of varying sizes and rents – with excellent facilities – at realistic rents, on short lease/flexible terms:

- Central kitchen and break out area.
- Suspended ceilings.
- Natural light. Full C Heating, Refurbished Facilities.
- Fully DDA compliant.
- Archive/store rooms available in the building.
- Parking available

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Suites at Ty Myrddin

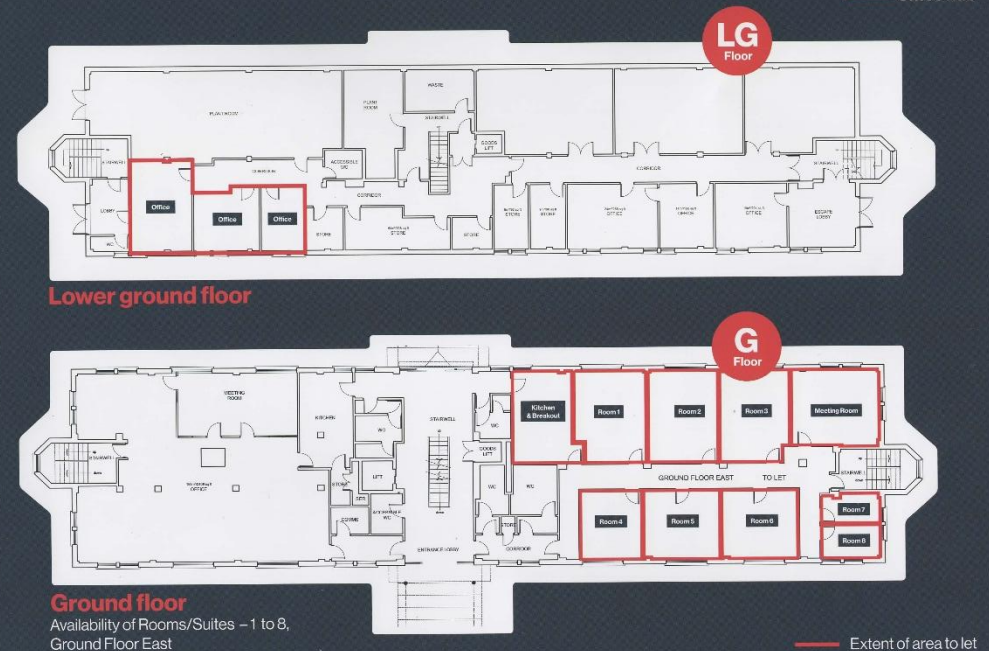
Carmarthen
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Suite	Floor	Sq. Metres	Sq. Feet	Inclusive
One	Ground	24	261	YES
Two	Ground	24.4	263	YES
Three	Ground	23.9	257	YES
Four	Ground	16	172	YES
Five	Ground	19.8	213	YES
Six	Ground	19.8	213	YES
Seven	Ground	6.4	69	YES
Eight	Ground	6.7	72	YES
Ty Myrddin 1	Lower Ground	50	537	NO
Ty Myrddin 7a	First	35.8	385	NO
Ty Myrddin 8	First	88.3	950	NO
Ty Myrddin 14	Second	25.9	279	NO

* Includes: service charge, heating, lighting, superfast broadband, and kitchen facilities. If not included please ask for details.

Available space at Ty Myrddin

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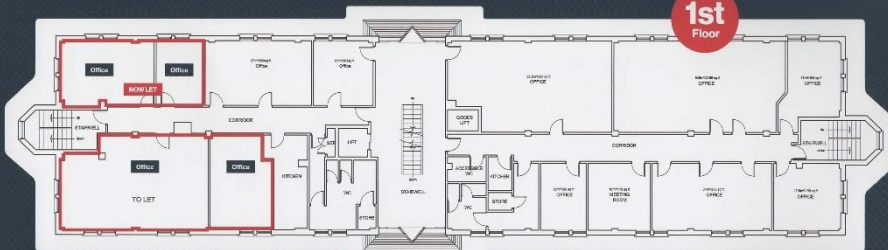
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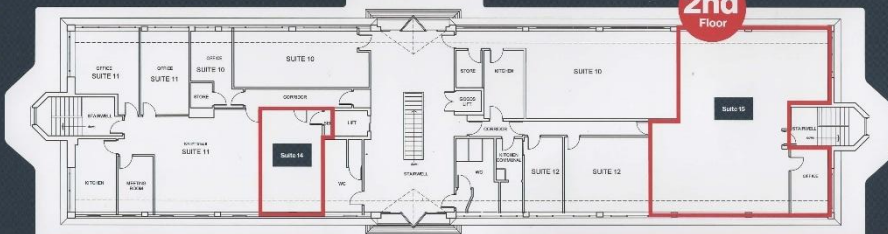
1st Floor



First floor

Available 1st floor suites are in 1st Floor – West.

2nd Floor



Second floor

Extent of area to let

Contact us

Carmarthen office hub

Hunt & Thorne

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SA7 9FQ

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E. enquiries@huntandthorne.com

John Francis

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T. 01834 861810

E. dc@johnfrancis.co.uk

Latham Properties Ltd

Canton House, Cowbridge Road East
Canton, Cardiff
CF5 1JH

T. Philip Latham / Peter Fitzjohn: 07547 827645

E. philip@lathamproperties.co.uk / peter@lathamproperties.co.uk



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