

TO LET

INDUSTRIAL/ TRADE COUNTER

Unit 24 Cillefwr Industrial Estate, Johnstown,
Carmarthen, SA31 3RB



- DETACHED TRADE COUNTER/ WAREHOUSE PREMISES
- GROSS INTERNAL AREA – 641.81 SQ.M (6,908.44 SQ. FT.) INCLUDING MEZZANINE FLOOR
- SECURED FENCE AND GATED YARD TO SIDE ELEVATION
- EXTENSIVE LOADING AND PARKING PROVISIONS WITHIN AN ESTABLISHED INDUSTRIAL LOCATION
- DEDICATED GROSS SITE AREA OF 0.357 ACRE (0.144 HEACTARE)

OFFERS IN THE REGION OF
£35,000 PA

LOCATION

The property occupies a prominent detached position within Cillefwr Industrial Estate, Johnstown, one of Carmarthenshire's most established commercial and industrial locations.

The estate accommodates a wide range of national, regional and local occupiers and benefits from excellent accessibility, lying approximately one mile north of Carmarthen Town Centre. The A40 dual carriageway is situated nearby, providing direct access to the A48 and M4 motorway network, together with the wider South and West Wales region.

DESCRIPTION

The property comprises a modern detached trade counter, warehouse and industrial premises of steel portal frame construction with brick and insulated profile metal clad elevations beneath a pitched roof incorporating translucent roof lights.

The accommodation provides a substantial warehouse incorporating a dedicated trade counter/showroom, together with ancillary offices, staff welfare facilities and extensive first floor mezzanine storage. Loading is via a full-height roller shutter door onto a substantial reinforced concrete loading apron suitable for commercial vehicles and articulated lorry movements.

Externally, the property benefits from a secure fenced and gated side compound, generous forecourt loading and manoeuvring areas together with dedicated customer and staff parking.

Whilst the existing fit-out has been configured to suit the previous occupier, the premises are considered suitable for a variety of trade counter, warehouse, industrial, storage and distribution uses, subject to any necessary statutory consents.

ACCOMMODATION

The subject premises affords the approximate dimensions and areas:

Floor Area	Description	sq.m	sq.ft
Ground	<i>Subdivided to accommodate trade counter, ancillary office, staff kitchen and w.c. facilities, roller shutter to front with clearance height of 4.37m, minimum eaves height of 5.12m</i>	373.52	4,020.63
Mezzanine	<i>Comprising open storage to approximately 70% of the entire floor area.</i>	268.29	2,887.87
Total		641.81	6,908.44

In addition, the property benefits from a secure fenced and gated side compound, reinforced concrete loading apron and dedicated customer and staff parking.

SPECIFICATION

- Steel portal frame construction
- Brick and insulated profile metal clad elevations
- Pitched insulated roof incorporating translucent roof lights
- Reinforced concrete warehouse floor
- Full-height electrically operated roller shutter loading door
- Dedicated trade counter/showroom
- Ancillary office accommodation
- Staff welfare facilities
- Extensive first floor mezzanine storage
- Three-phase electricity
- Secure external yard with permitter fencing along side elevation

RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2026): £28,500

From 1st April 2026, there are three multipliers which may apply to a property in Wales. The provisional multipliers announced for 2026-27 are as follows.

- A retail multiplier of 0.350, applicable to small to medium sized retail shops with a rateable value below £51,000.
- A standard multiplier of 0.502, applicable to most other properties.
- A higher multiplier of 0.515, applicable to properties with a rateable value above £100,000.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (if applicable).

TERMS & TENURE

Our client's interest is available by the way of a new effective full repairing and insuring lease (under terms to be negotiated).

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net

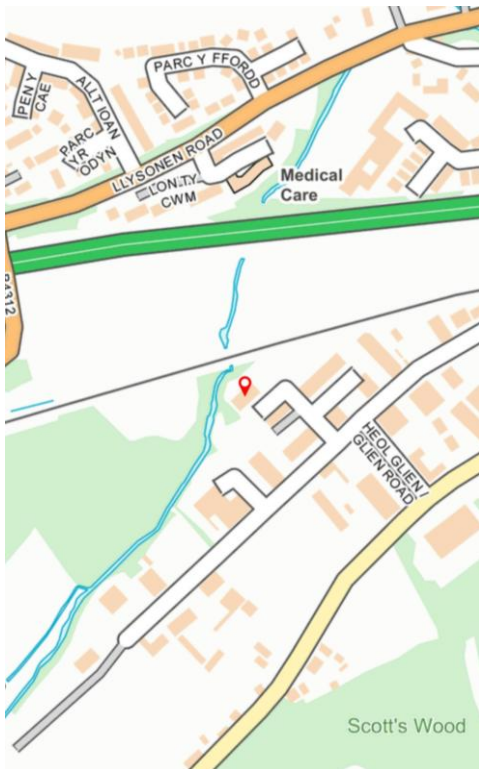
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Mezzanine Floor



Trade Counter



Main Warehouse



Secure Yard Area

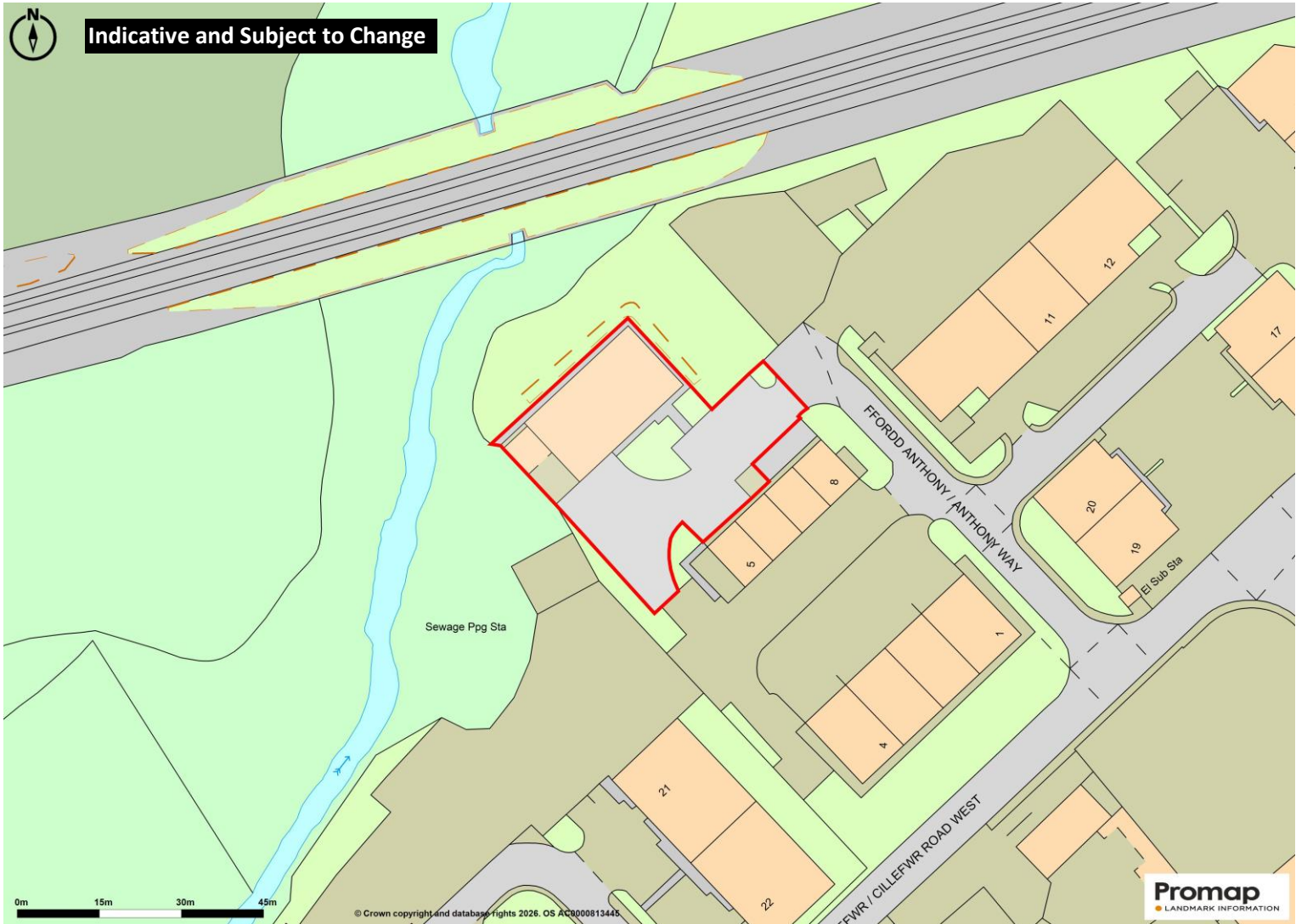


Main Warehouse

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