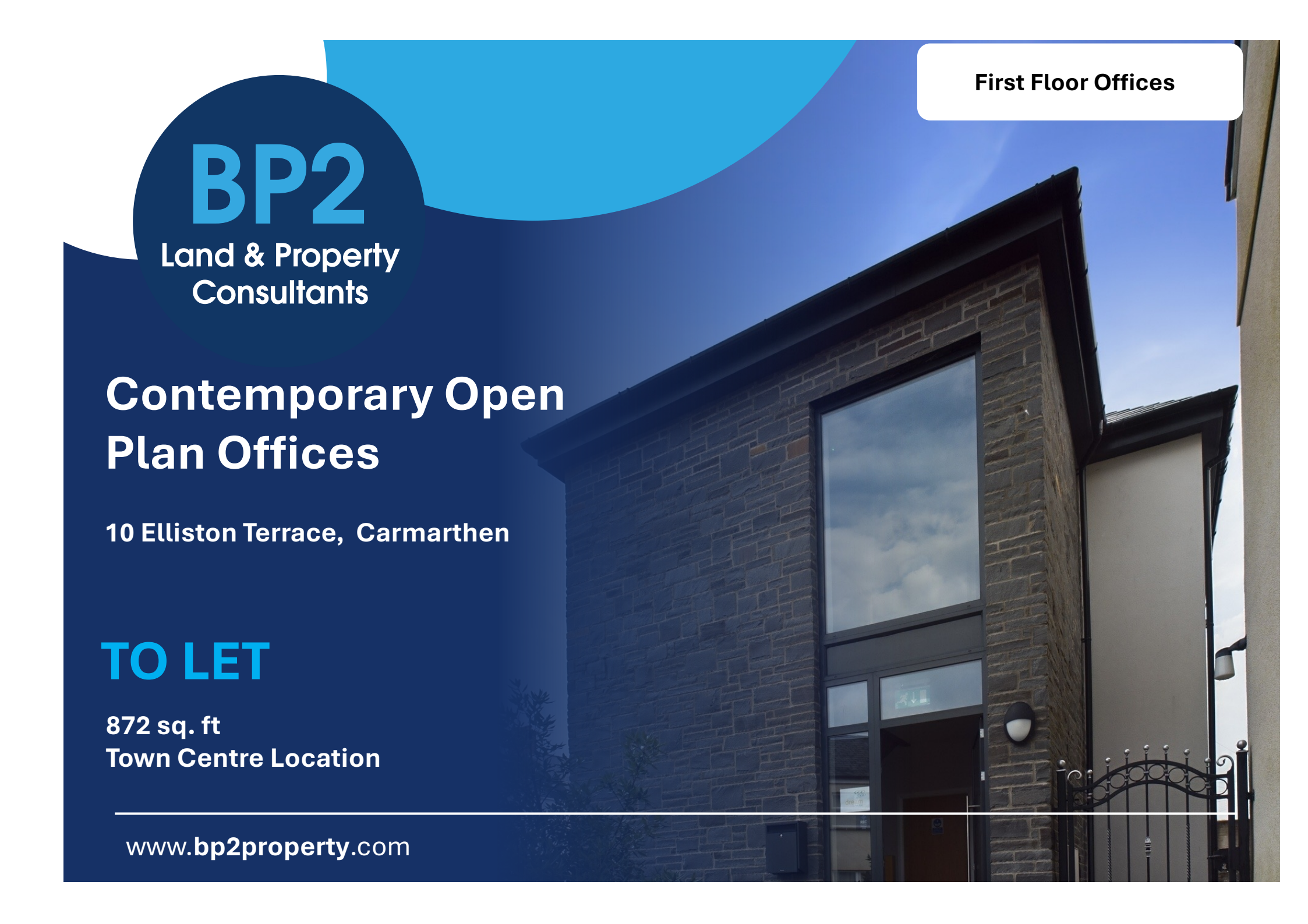




BP2

Land & Property
Consultants

First Floor Offices

Contemporary Open Plan Offices

10 Elliston Terrace, Carmarthen

TO LET

872 sq. ft
Town Centre Location

www.bp2property.com

Property Overview

Recently developed modern building offering first floor office accommodation available to let situated on the fringe of Carmarthen Town Centre.

The office offers a contemporary open plan layout with kitchen and W.C facilities. The ground floor is occupied by Careers Wales.

The town centre and all it's amenities are within walking distance, other occupiers in close proximity are S4C, Parc Dewi Sant Business Park, UWTSD and Coleg Sir Gar.

- Self-contained first floor offices with ground floor access
- Modern open plan layout
- Fringe of Town Centre
- Kitchen and W.C facilities



Location

10 Elliston Terrace, Carmarthen, SA31 1HA

Elliston Terrace is located on the outskirts of the town centre, adjacent to John Street public car park offering easy pedestrian access to the Town.

Carmarthen is home to Marks & Spencer, Superdrug, New Look, Vue Cinema, Toby Carvery, Tesco, Indoor Market, Shopping Arcades with many other national and independent occupiers.

The train station is in close proximity with a direct service to Swansea City Centre.



Specification

The property is provided with a high quality finish including:

- Modern Kitchen Facilities
- LED Lighting with suspended ceilings
- Carpets
- 2 x W.C Facilities
- Self contained with ground floor access

Accommodation

The property provides 872 sq. ft (NIA) of office accommodation in an open plan layout, with self-contained access direct from street level.





Terms

Leasehold - £10,750 per annum

Tenure

The property is available by way of a (new full repairing and insuring lease) OR (an effective full repairing and insuring lease via a service charge).

Service Charge, Utilities and Insurance

A Service Charge is payable towards the fire alarm system and external maintenance. Please enquire for further details.

Planning

We understand that the property currently benefits from B1 planning consent for its current use as offices .

We would encourage interested parties to make their own enquiries with the local planning authority in this regard.



Business Rates

Rateable Value - £7,600 (24/25)

Rates Payable - £1,409 per annum

(Note that we have applied Small Business Rates Relief to calculate the Rates Payable.)

Link to the assessment is [here](#).

EPC

The property has been graded as 60 (C). The EPC document is available for download via the BP2 website.

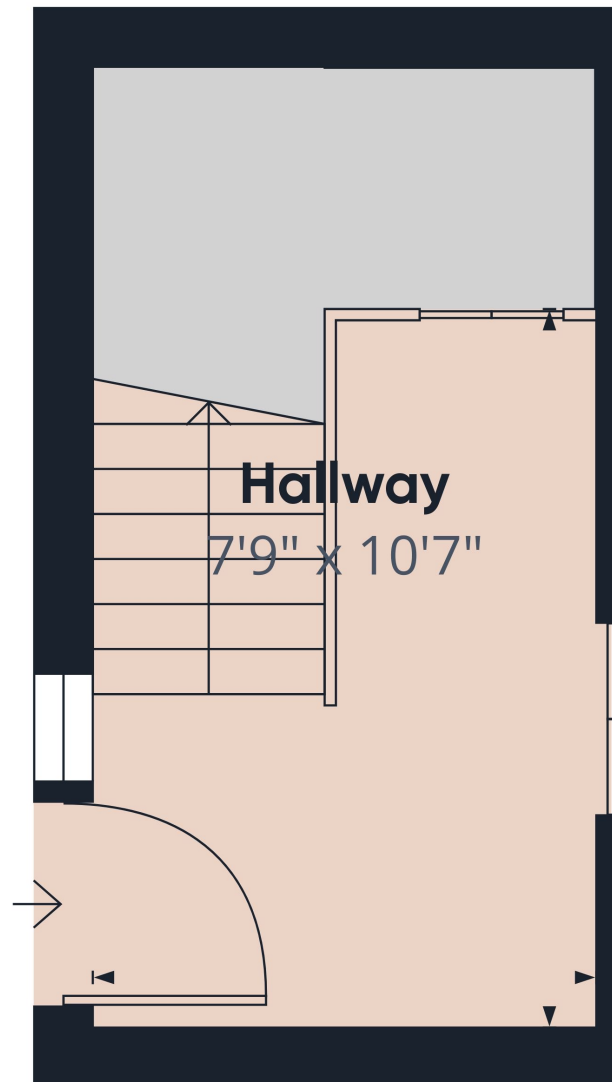
VAT & Legal Costs

All prices, premiums and rents are quoted exclusive of VAT. Each party is responsible for their own legal costs incurred in any transaction.

Viewing

Please enquire directly for further information and to arrange a viewing.

FLOOR PLANS



Floor 0

Approximate total area⁽¹⁾
116.57 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

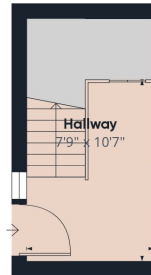
Calculations are based on RICS IPMS 3C standard.

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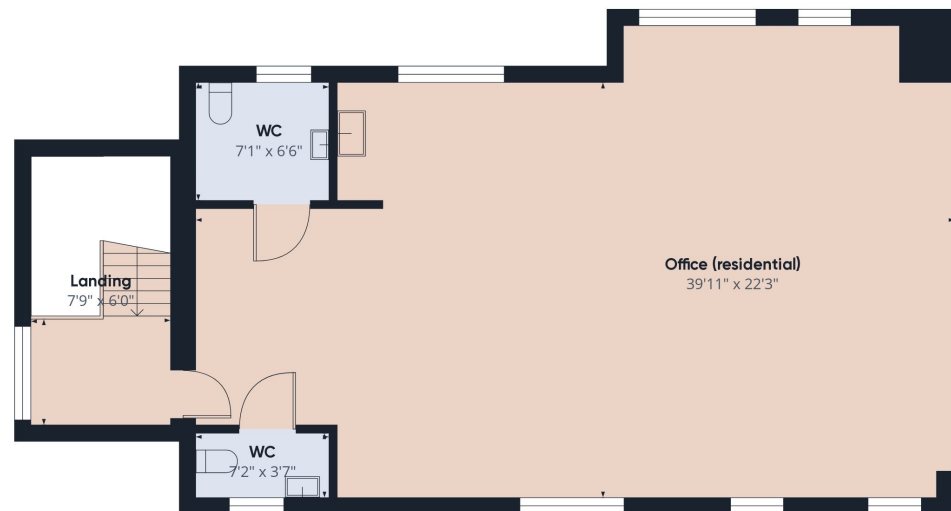
FLOOR PLANS



FLOOR PLANS



Floor 0



Floor 1

Approximate total area⁽¹⁾
1088.88 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

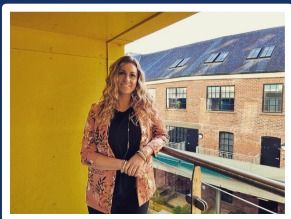
Calculations are based on RICS IPMS 3C standard.

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Consultants

Viewing and further information



Ceri Daniel
07827 120389
ceri@bp2property.com



David Blyth
07966 752301
David@bp2property.com

www.bp2property.com