# Ty Myddfai

Cillefwr Industrial Estate, Carmarthen, SA31 3RB

Rees Richards & Blyth
commercial | residential | rural




3,625 SQ FT
(336.77 SQ M)

£30,000 PER ANNUM

Detached office or clinic with 15 rooms, ideal for healthcare, training, consulting or professional use, with large car park.

- Prominent corner position on Cillefwr Industrial Estate, Johnstown
- Single storey self-contained building with the potential to sub-divide
- 15 offices & 1 meeting room
- 23 car parking spaces, including 2 disabled
- Fully accessible ground-floor accommodation
- Established D1 healthcare and office use

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reesrichardsblyth.co.uk

## Summary

| | |
|---|---|
| **Available Size** | 3,625 sq ft |
| **Rent** | £30,000 per annum |
| **Rates Payable** | £16,315 per annum<br>1 April 2026 to present |
| **Rateable Value** | £32,500 |
| **EPC Rating** | C (71) |

## Description

A prominent, detached single-storey office building in a corner position on Cillefwr Industrial Estate, Johnstown, with good roadside visibility. The property offers approximately 3,625 sq ft of flexible, fully accessible accommodation with 2 entrances. It includes 15 private offices, a meeting room, reception, two kitchens and WCs, suitable for office, healthcare, clinic, consulting or training uses.

The building has a large 23 space private on-site car park, including 2 dedicated disabled parking bays.

## Location

The property is on the Cillefwr Industrial Estate in Johnstown, on the western edge of Carmarthen. The estate is one of the busiest and most established commercial locations in the area. It lies within about half a mile of the A40 dual carriageway and about 1 mile from Carmarthen town centre, giving good links across West Wales and east towards the M4.

Nearby occupiers include Screwfix, LBS Builders Merchants, Howdens, ComLink Fire & Security and Forge Health and Fitness.

## Accommodation

The property is capable of sub-division depending on the occupier and term. The floorplan is available to download and comprises the following areas:

| Name | sq ft | sq m |
|---|---|---|
| Ground | 3,625 | 336.77 |
| **Total** | **3,625** | **336.77** |

## Specification

- Detached Single-Storey Building
- Open Plan & Cellular Offices
- Meeting/Training Room
- Reception & Waiting Area
- Server Room & Storage
- Two Staff Kitchens
- Male, Female & Disabled W.C Facilities
- Double Glazed Windows
- Level Access with Two Separate Entrances
- On-Site 23 Space Private Car Park with Disabled Bays

## Viewings

Strictly by prior appointment with the sole agents, Rees Richards & Blyth.

## Terms

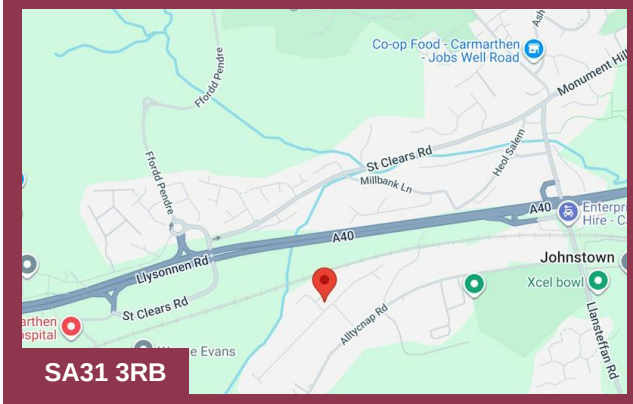
Quoting Rent - £30,000 Per Annum
Available from April 2027





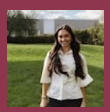





**SA31 3RB**

## Viewing & Further Information



**Ebony Schwok**
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# Display energy certificate (DEC)

HM Government

Psychological Wellbeing Centre
Ty Myddfai
Cillefwr Industrial Estate
Johnstown
CARMARTHEN
SA31 3RB

Operational rating

**C**

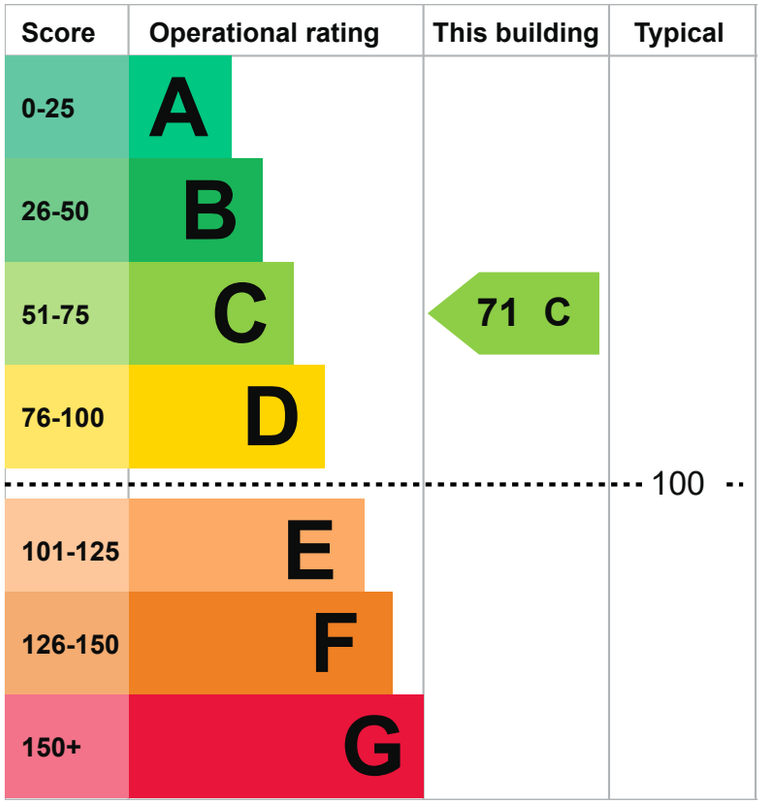
| | |
|---|---|
| Certificate number: | 2706-1679-7206-4198-4305 |
| Valid until: | 29 September 2030 |
| Total useful floor area: | 418 square metres |

## Energy performance operational rating

The building's energy performance operational rating is based on its carbon dioxide (CO2) emissions for the last year.

It is given a score and an operational rating on a scale from A (lowest emissions) to G (highest emissions).

The typical score for a public building is 100. This typical score gives an operational rating of D.




## This building's energy use

| Energy use | Electricity | Other fuels |
|---|---|---|
| Annual energy use (kWh/m2/year) | 51.27 | 97.93 |
| Typical energy use (kWh/m2/year) | 70 | 193.71 |
| Energy from renewables | 0% | 0% |

## Previous operational ratings

| Date | Operational rating |
|---|---|
| September 2020 | 71 C |

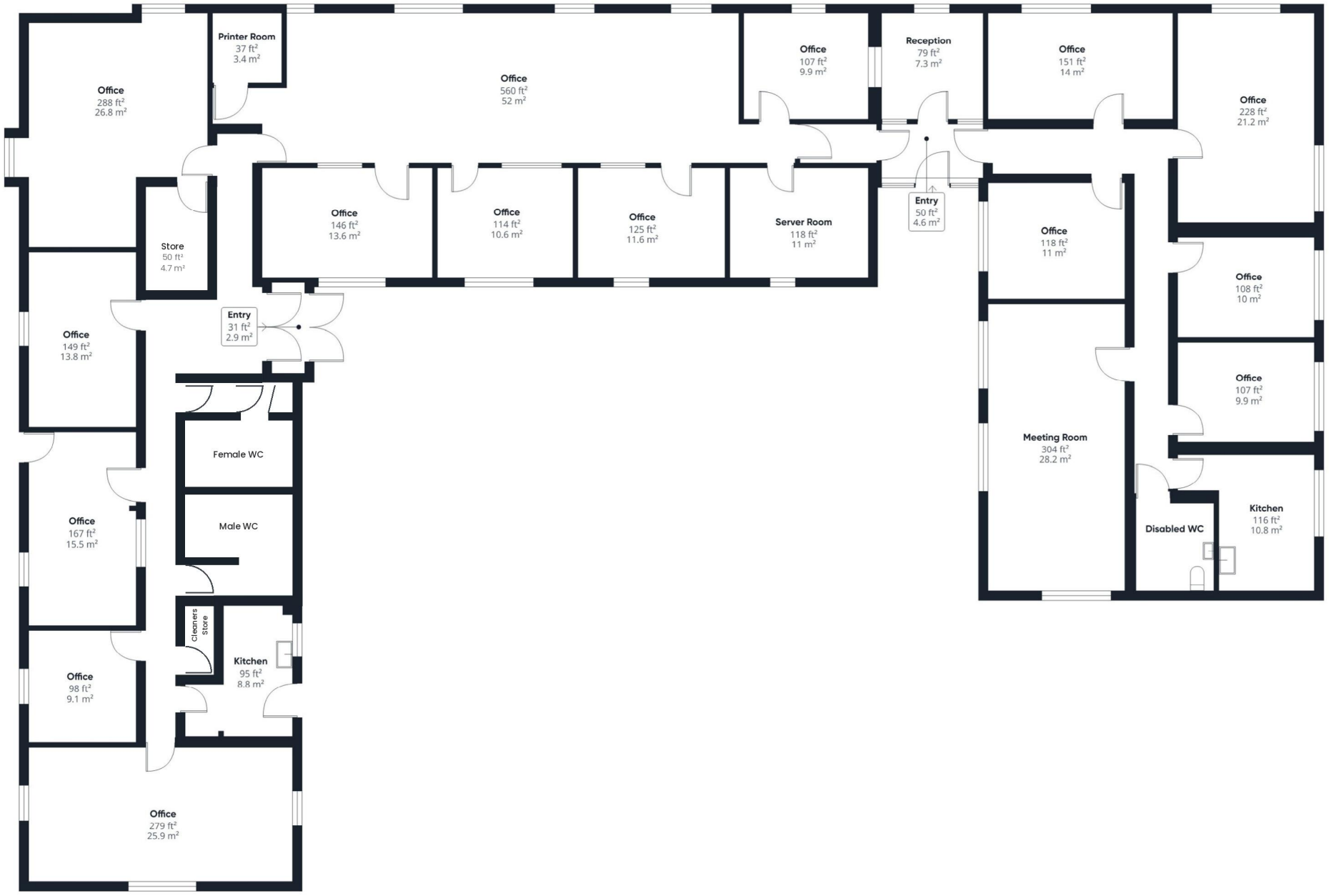
## Total carbon dioxide (CO2) emissions

This tells you how much carbon dioxide the building emits. It shows tonnes per year of CO2.

| Date | Electricity | Heating | Renewables |
|---|---|---|---|
| September 2020 | 12 | 11 | 0 |

## Assessment details

| | |
|---|---|
| Assessor's name | Alastair Humphries-Cuff |
| Employer/Trading name | ESOS Energy Ltd |
| Employer/Trading address | 5th Floor Castlemead, Lower Castle St, Bristol, BS1 3AG |
| Assessor's declaration | Contractor to the occupier for EPBD services only. |
| Accreditation scheme | CIBSE Certification Limited |
| Issue date | 16 November 2020 |
| Nominated date | 30 September 2020 |




Rees Richards & Blyth

**Approximate total area**(1)

3625 ft²

336.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360