



TO LET

3,234 TO 11,861 SQ FT
(300.45 TO 1,101.92 SQ M)

High quality purpose-built
three storey office
accommodation

- Modern detached three storey office building
- Constructed to BREEAM "Excellent" environmental performance standard
- Passenger lift
- Dedicated on-site car park with additional overflow car park

Summary

Available Size	3,234 to 11,861 sq ft
Rates Payable	£50,268 per annum This assessment is for the whole property
Rateable Value	£88,500
Service Charge	£3 per sq ft This relates to the internal communal areas and the external fabric of the building.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (93)

Description

Glien House is a modern, purpose-built office building providing high-quality accommodation within the established Cillefwr Industrial Estate, Carmarthen.

Developed in 2009, the premises were constructed to achieve a BREEAM “Excellent” rating, reflecting best practice in design, construction, and sustainability.

The accommodation provides a range of self-contained and flexible office suites, which can be let as a whole or in flexible sized suites, subject to demand.

Externally, the property benefits from dedicated on-site parking together with an additional nearby overflow car park, providing generous provision for staff and visitors.

Location

The property is prominently situated within Cillefwr Industrial Estate, which is a well-established commercial location on the western fringe of Carmarthen town centre.

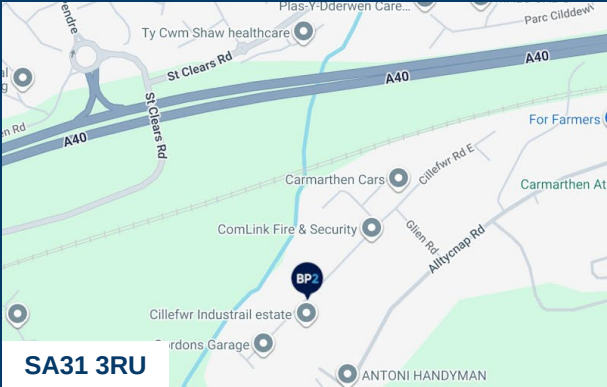
There are excellent road communications, with good access to the A40 dual carriageway, linking to the M4 motorway and wider the South Wales region.

Specification

- Modern detached three-storey office building
- Passenger lift
- Communal entrance lobby with intercom access system
- Carpeted floors (sheet vinyl floorings in parts)
- Suspended ceilings with recessed lighting
- Perimeter trunking and data cabling
- Double glazed windows
- Part air conditioning, part wall mounted electric heaters

Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor Offices	3,234	300.45	Available
1st - First Floor Offices	4,619	429.12	Available
2nd - Second Floor Offices	4,008	372.36	Available
Total	11,861	1,101.93	



Viewing & Further Information



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