

## TO LET

200 TO 67,242 SQ FT  
(18.58 TO 6,246.99 SQ M)

RENT ON APPLICATION

## Grade A Offices/Lab Space at Canolfan

- Available to PRE LET
- High Speed WiFi
- Flexible Workspaces
- Bookable Meeting rooms
- Secure Parking
- 24 Hour Access
- On Site Gym, Cafe and Event Spaces

## Summary

<b>Available Size</b>	200 to 67,242 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	To be assessed upon completion
<b>VAT</b>	Upon Enquiry
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

Grade A offices available within Canolfan at Pentre Awel, a premier business hub within a new, mixed-use development located in Llanelli. This 83-acre site is designed to provide a wide range of community and commercial services, focusing on leisure, pleasure, and wellness.

Canolfan's business spaces are flexible, accommodating businesses of all sizes, from local start ups to national organisations. This unique opportunity allows you to have a workspace designed to meet your specific needs.

Scheduled to open in Spring 2025, the centerpiece of Pentre Awel is 'Canolfan,' a hub of current and future facilities. Five interconnected buildings with a central café and meeting area, Canolfan will comprise of a leisure centre, café, swimming pools, and various local community services. It will serve as a base for public, private, and third sector organisations.

With its close proximity to Swansea and Cardiff, Canolfan offers not only a high-quality environment but also excellent access to transport links. Enjoy flexible workspaces, high-speed WiFi, meeting rooms, and 24-hour access, all integrated around lush green parkland. On-site amenities include a café, gym, secure parking, and dedicated facility management, ensuring convenience and productivity.

Further information on the scheme can be found on the Carmarthenshire County Council website, link here.

## Location

Pentre Awel is well-connected by various transport links, making it easily accessible from major cities and local areas. Llanelli Train Station: Located approximately 2 miles from Pentre Awel, the train station provides regular services to Swansea, Cardiff, and beyond.

The journey to Swansea takes around 20 minutes, while Cardiff is about an hour away by train. Bus Routes: The L3 bus route connects Pentre Awel to key locations that ensures convenient access to local amenities and services.

## Specification

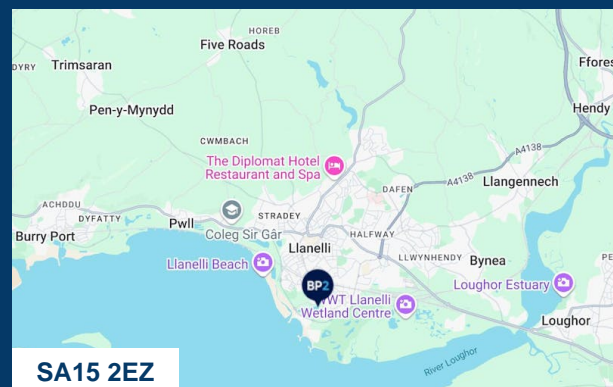
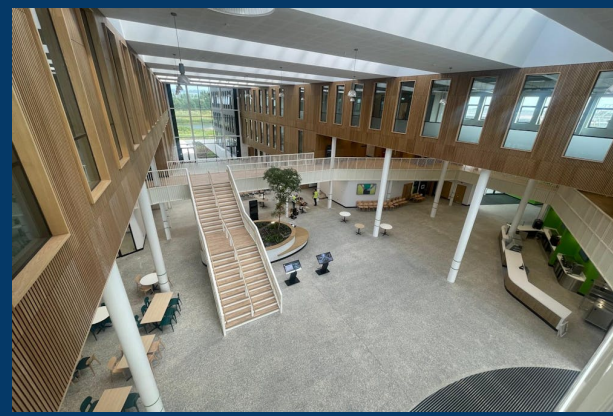
The finished specification can be tailored to the tenants required fit out depending on cost and build programme.

## Terms

The offices are available by way of a new lease for a term to be agreed.

## Video

- Promotional Video - <https://vimeo.com/1059742075?share=copy>



## Viewing & Further Information



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