



First Floor Offices, Unit 4

Merlins Walk, Carmarthen, SA31 3BN

TO LET: First Floor Office Located in Carmarthen

3,610 sq ft
(335.38 sq m)

- First Floor Office Space Suitable for a Variety of Uses, Subject to Planning
- Good Condition from Previous Office Use with; Suspended Ceilings, Panel Lighting, Wall Mounted Power & Data Sockets etc.
- WC & Kitchen Facilities

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Summary

| | |
|-----------------------|--|
| Available Size | 3,610 sq ft |
| Rent | Rent on application |
| Rates Payable | £10,918.50 per annum Interested parties are encouraged to make their own enquiries with the Local Rating Authority. |
| Rateable Value | £21,750 |
| Service Charge | £11,561 per annum |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | C (65) |

Location

The premises occupies a convenient location within Merlin's Walk shopping centre close to one of the town's main surface car parks, with space for 350 vehicles. The premises is ideally located to benefit from public transport, including the nearby bus station and Carmarthen train station.

Description

The premises offers first floor office space, with access provided directly from Merlin's Walk. The premises comprises a mixture of partitioned and open plan office space. The specification includes suspended ceilings with panel lighting, plaster surfaces, carpeted throughout and wall mounted power and data sockets. WC and kitchen facilities are available.

Accommodation

| Name | sq ft | sq m |
|--------------|--------------|---------------|
| 1st | 3,610 | 335.38 |
| Total | 3,610 | 335.38 |

Terms

The premises is available to let by way of a new effectively internal repairing and insuring lease, via a service charge, for a term to be agreed.

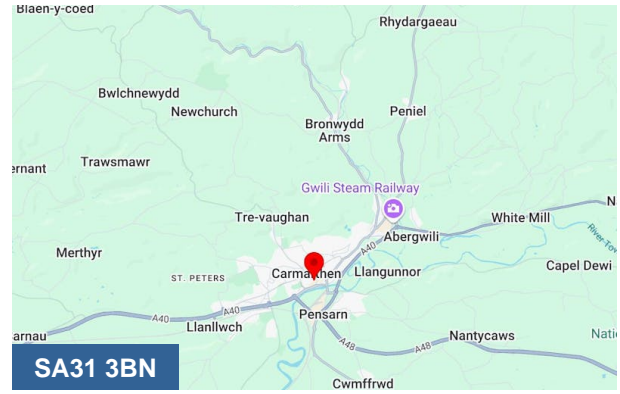
Planning

Alternative uses will be considered subject to the required planning including leisure, medical and nursery / creche type uses.

Assistance with change of use will be considered by the landlord.

Viewings

Strictly by appointment with sole agents Cooke & Arkwright & joint Agents, Jackson Criss.



Viewing & Further Information



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