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 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.

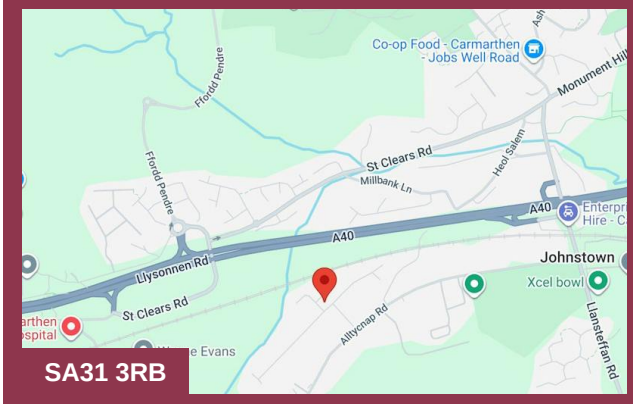
Terms

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



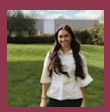






SA31 3RB

Viewing & Further Information



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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

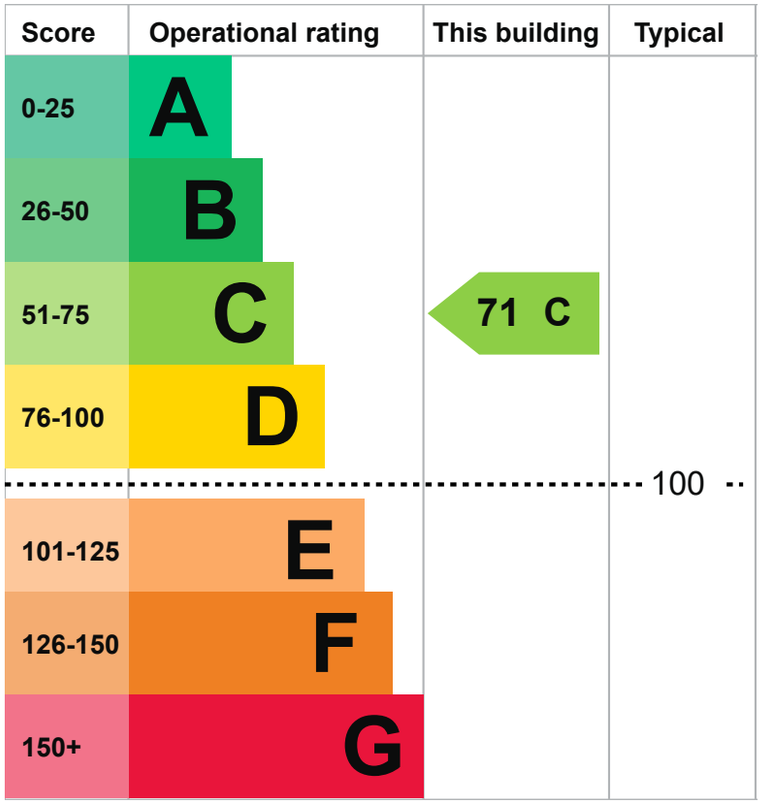
Certificate number:	2706-1679-7206-4198-4305
Valid until:	29 September 2030
Total useful floor area:	418 square metres

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

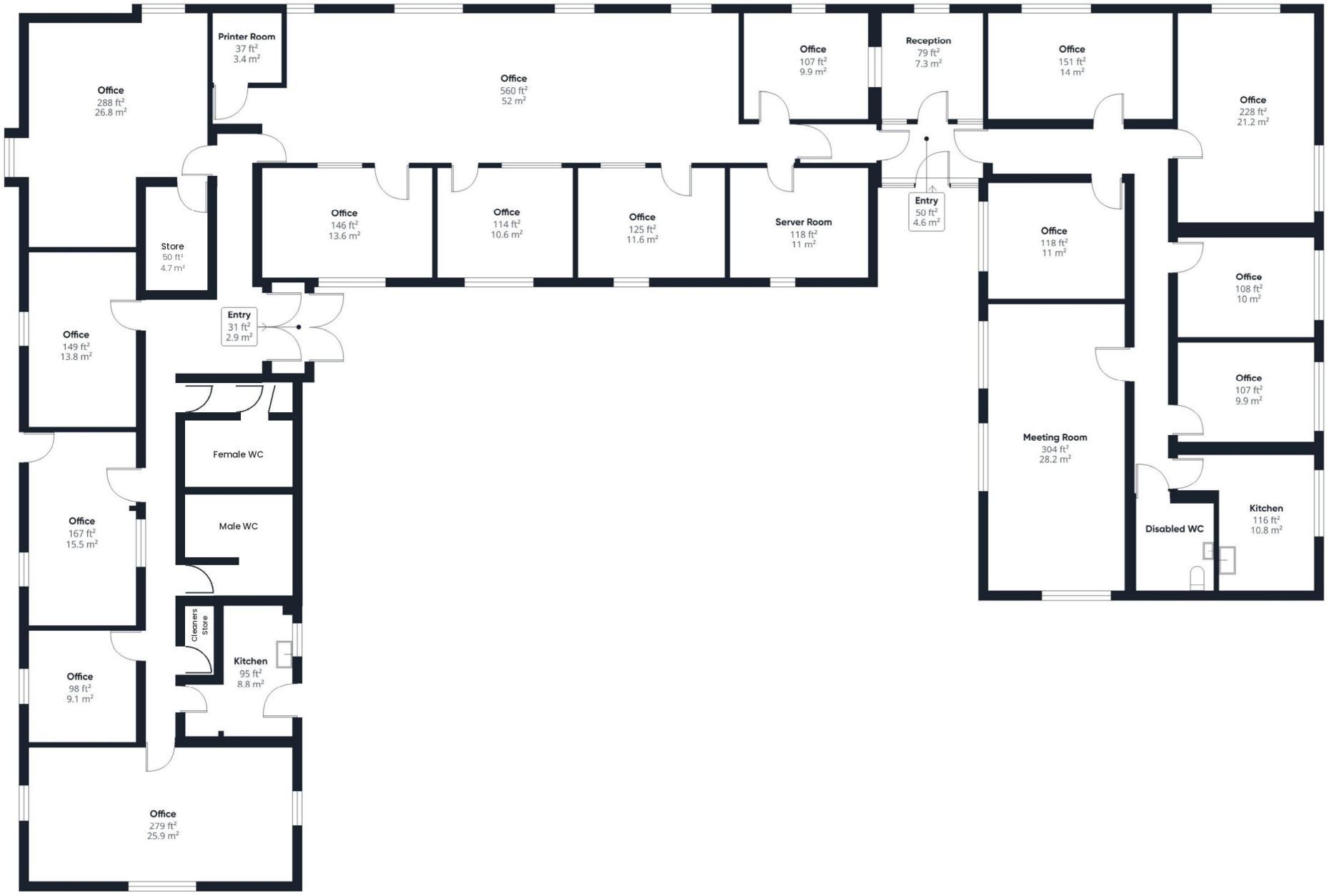
Total carbon dioxide (CO2) emissions

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.

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