

10, Elliston Terrace

Carmarthen, SA31 1HA

**BP2**

Commercial Property  
& Development Land



**TO LET**

872 SQ FT  
(81.01 SQ M)

**£9,750 PER ANNUM**

**Contemporary Open Plan  
Offices**

- Self contained first floor offices with dedicated access
- Modern Open Plan Layout
- Fringe of Town Centre
- Kitchen & W.C Facilities

## Summary

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Available Size | 872 sq ft                                                        |
| Rent           | £9,750 per annum                                                 |
| Rates Payable  | £1,409 per annum<br>Small Business Rates Relief has been applied |
| Rateable Value | £7,600                                                           |
| Service Charge | N/A                                                              |
| VAT            | Applicable                                                       |
| Legal Fees     | Each party to bear their own costs                               |
| Estate Charge  | N/A                                                              |
| EPC Rating     | C (60)                                                           |

## Description

Recently developed modern building offering first floor office accommodation available to let situated on the fringe of Carmarthen Town Centre.

The office offers a contemporary open plan layout with kitchen and W.C facilities. The ground floor is occupied by Careers Wales.

The town centre and all it's amenities are within walking distance, other occupiers in close proximity are S4C, Parc Dewi Sant Business Park, UWTSO and Coleg Sir Gar.

## Location

Elliston Terrace is located on the outskirts of the town centre, adjacent to John Street public car park offering easy pedestrian access to the Town.

Carmarthen is home to Marks & Spencer, Superdrug, New Look, Vue Cinema, Toby Carvery, Tesco, Indoor Market, Shopping Arcades with many other national and independent occupiers.

The train station is in close proximity with a direct service to Swansea City Centre.

## Specification

- 24/7 Secure Fob Access
- Perimeter Trunking
- Carpets
- LED Lighting
- Suspended Ceilings
- Kitchen & W.C's
- Self contained with ground floor access

## Viewings

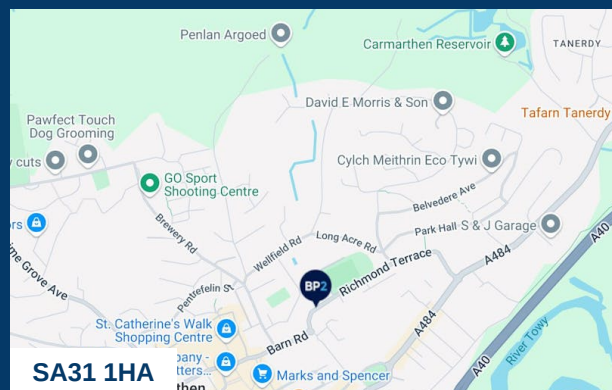
For further information, or if you would like to arrange a viewing, please contact us.

## Terms

Leasehold - £9,750 per annum

## Video

- 360 Tour - <https://tour.giraffe360.com/53afde3a4b9b4f73a1801025e2b20906/>



## Viewing & Further Information



**Ceri Daniel**

07827120389

[ceri@bp2property.com](mailto:ceri@bp2property.com)



**David Blyth MRICS**

07966 752301

[david@bp2property.com](mailto:david@bp2property.com)

In accordance with Anti Money Laundering requirements, we may be required to establish the identity and source of funds of all parties to any sale or leasehold transactions. The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 17/10/2025

