Rock & Fountain Quarry, Cynwyl Road

Carmarthen, SA33 6AR

Rees Richards & Blyth
commercial | residential | rural



TO LET

1,200 SQ FT
(111.48 SQ M)

£12,000 PER ANNUM

Workshop/Storage Unit with Mezzanine Space and Private Yard in a Secluded Quarry Setting, Near Carmarthen

- Workshop/Storage unit, with mezzanine storage approx 1,200 sq ft
- Private yard with hardstanding, suitable for plant, vehicles and open storage
- Secluded woodland setting, with a rural location that may suit noisy, dusty or heavy-duty operations
- Direct A484 access, with Carmarthen and the A40 close by

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Summary

Available Size	1,200 sq ft
Rent	£12,000 per annum
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Rock and Fountain Quarry is a self-contained commercial site in a wooded valley setting. It comprises a storage/warehouse unit with mezzanine storage and an electric supply, set beside a yard of compacted hardstanding.

The yard is large enough for vehicle circulation, loading and external storage, and it is already used for plant and stockpiled materials. The site sits within a wider working yard and is well suited to contractors, builders' merchants, timber, groundworks, plant hire or storage users.

Location

The property is on the A484, in the Gwili valley, about 5 miles north-west of Carmarthen. It sits close to the village of Pentre Morgan, near Danycoed Halt on the Gwili Steam Railway. Bronwydd is to the south-east.

The A484 runs to Carmarthen, where the A40 gives onward links east to Llandeilo and Swansea and west to Whitland and Pembrokeshire. The site has the privacy of a rural location with a short run to the town's services and trade suppliers.

Accommodation

Name	sq ft	sq m	Availability
Building - Unit 1	1,200	111.48	Available
Total	**1,200**	**111.48**	

Specification

- Steel portal frame
- Profile metal sheet cladding to walls and roof
- Translucent roof lights
- Vehicle access doors
- Level access from the yard
- Concrete floor
- Open-plan clear-span interior
- Strip lighting
- CCTV camera and external floodlight to the front elevation
- Shared yard with compacted stone/hardstanding surface
- Large forecourt suitable for plant access, parking and storage
- Quarry face backdrop giving privacy and screening









SA33 6AR

Viewing & Further Information



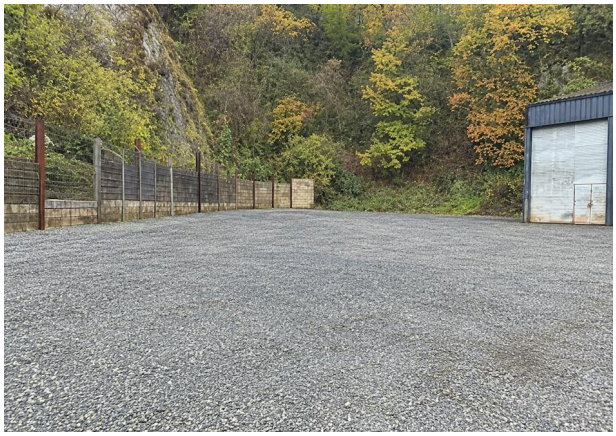
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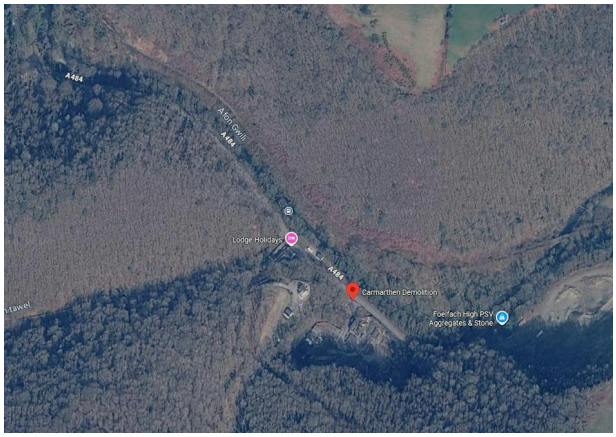
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A484
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Lodge Holidays
Carmarthen Demolition
Foelfach High PSV
Aggregates & Stone