

OFFICE HEADQUARTER BUILDING

FERRY ROAD | KIDWELLY | SA17 5EJ

**HUNT &
THORNE**

CHARTERED SURVEYORS



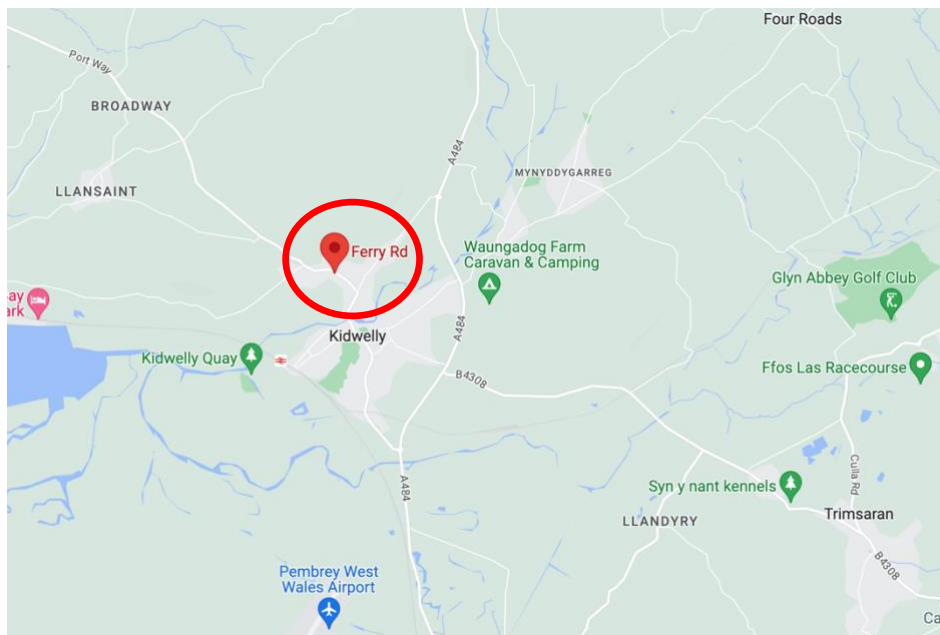
OFFICES | TO LET

£36,170 PAX

- 336.03 SQ M (3,617 SQ FT).
- IMPRESSIVE DETACHED PREMISES.
- HIGH QUALITY OFFICE ACCOMMODATION.
- GOOD ONSITE CAR PARKING.

LOCATION

The property is located off Ferry Road in Kidwelly, which is a village in Carmarthenshire, located within 10 miles northwest of Llanelli and 10 miles south of Carmarthen.



DESCRIPTION

A modern detached office building, set on three floors. The building has facing brick elevations beneath a mock slate tiled roof. A single storey flat roof extension exists to the rear.

Externally comprises of tarmac car parking area and external seating.

ACCOMMODATION

Ground floor:	147.35 SQ M	1,586 SQ FT
First Floor:	119.30 SQ M	1,284 SQ FT
Second Floor:	69.39 SQ M	747 SQ FT
Total:	336.03 SQ M	3,617 SQ FT

RATEABLE VALUE

The property will require a new rating assessment.

UBR for Wales is 0.535p in the £.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

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LEASE TERMS

The property is available on new flexible lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The landlord reserves the right to charge a contribution to the maintenance of the external part of the complex. The landlord to continue to insure the property and recover the premium cost from the tenant.

RENT

Rental offers in the region of £36,170 pax.

EPC

Rating – C

3111-3289-7061-2587-6514

VAT

Our client reserves the right to charge VAT on all payments.

LEGAL COSTS

Each party to pay their own legal costs on this transaction.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

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