FIRST FLOOR, SUITE 20

TY MYRDDIN I CARMARTHEN I SA31 1GS

HUNT& THORNE
CHARTERED SURVEYORS

OFFICE TO LET

- CARMARTHEN BUSINESS HUB
- GOOD QUALITY OPEN PLAN OFFICE
- CLOSE TO RAILWAY STATION
- GOOD ON-SITE CAR PARKING
- 12 SQ M (129 SQ FT)
- RENT £1,935 PAX

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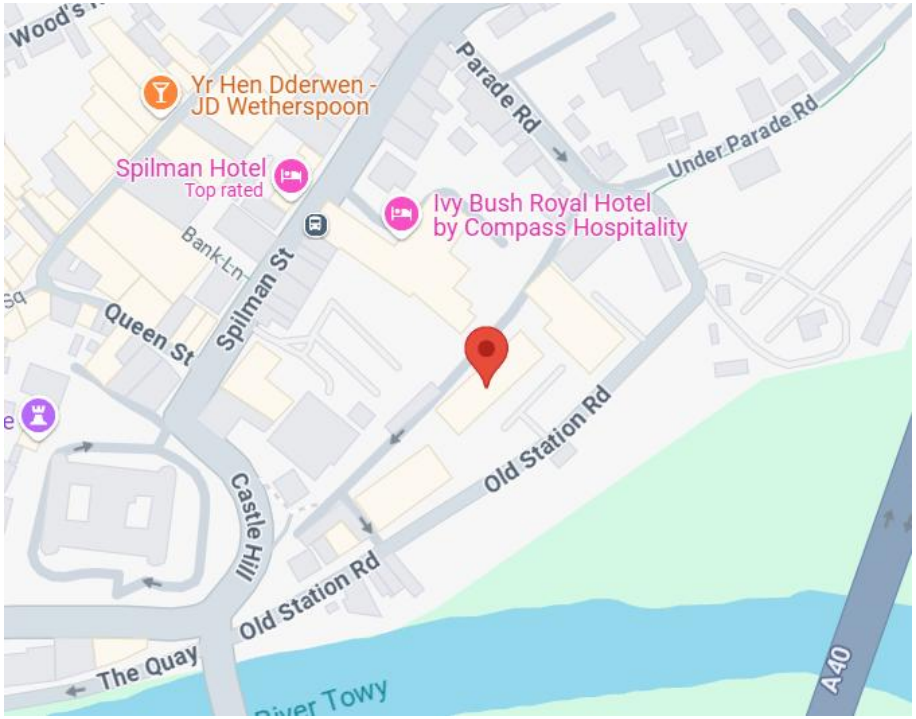
CHARTERED SURVEYORS

01792 776600
huntandthorne.com

LOCATION

The property is situated in Carmarthen which is the main County Town of Carmarthenshire and its administrative centre. Carmarthen benefits from excellent communication links both by rail and road. Swansea is 35 miles to the east with Cardiff being 75 miles via the A48 and M4 Motorway.



DESCRIPTION

The property comprises of a four-storey office development, with brick elevations beneath a pitched slate roof. The development comprises of 3 levels of offices served by a lift, with also a lower ground floor, providing storage rooms and further offices.

Forecourt car parking exists to the front of the property, with disabled car parking and disabled access to the rear.

- Good quality open plan office
- Rear disabled access and car parking
- Exclusive toilets
- Good on-site car parking
- Overflow car parking close to site
- Close to railway station

ACCOMMODATION

Floor area: 12 sq m (129 sq ft).

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RATEABLE VALUE
We have been informed via an enquiry on Valuation Office website, that the rateable value is £ TBA.

UBR for Wales 2025/26 is 56.8p in the £.

Interested parties are advised to verify this information.

SERVICE CHARGE/INSURANCE
The tenant to contribute to the maintenance of the internal common areas, the external maintenance of the property and the maintenance of the external common areas via a service charge payment.

The landlord to continue to insure the property and recover the premium cost from the tenant.

TERMS
New lease terms available on terms to be agreed.

RENT
£1,935 pax.

VAT
VAT payable on all payments.

VIEWING
For further information or to arrange a viewing, please contact the agents:

JASON THORNE
jason@huntandthorne.com
07387 188482

MATTHEW SIMS
matthew@huntandthorne.com
07825 372503

Or joint agents:
Gerald R Vaughan 01267 220424

May 2025

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

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Carmarthen office hub

Small offices available on short term at very competitive rents

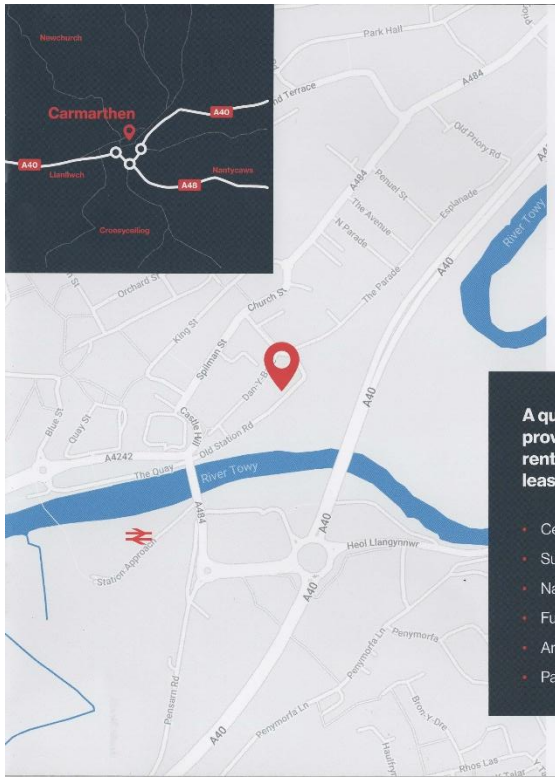
From £199+VAT

At Ty Myrddin
Old Station Road,
Carmarthen.
SA31 1JN

Centrally situated in a pleasant, quiet location, overlooking the River Towy, yet immediate walking distance to town.

Grade A quality offices

- Lift, kitchen, natural light/windows, offices all finished to an excellent standard.
- Pleasant outlook and light building.
- Attractive building, hallway and facilities.
- Meeting room available.
- **Parking included**, station and town centre close by.
- From 70sqft to 3500sqft.



Carmarthen office hub

Location

Centrally situated in a pleasant, quiet location, close to the town centre.

A quality detached brick built office, recently refurbished to provide a number of SMALL OFFICES – of varying sizes and rents – with excellent facilities – at realistic rents, on short lease/flexible terms:

- Central kitchen and break out area.
- Suspended ceilings.
- Natural light. Full C Heating. Refurbished Facilities.
- Fully DDA compliant.
- Archive/store rooms available in the building.
- Parking available

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Carmarthen office hub

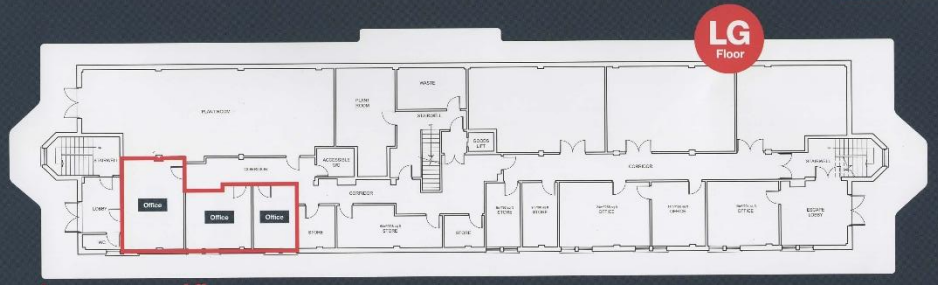
Suites at Ty Myrddin

Suite	Floor	Sq. Metres	Sq. Feet	Inclusive
One	Ground	24	261	YES
Two	Ground	24.4	263	YES
Three	Ground	23.9	257	YES
Four	Ground	16	172	YES
Five	Ground	19.8	213	YES
Six	Ground	19.8	213	YES
Seven	Ground	6.4	69	YES
Eight	Ground	6.7	72	YES
Ty Myrddin 1	Lower Ground	50	537	NO
Ty Myrddin 7a	First	35.8	385	NO
Ty Myrddin 8	First	88.3	950	NO
Ty Myrddin 14	Second	25.9	279	NO

* **Includes:** service charge, heating, lighting, superfast broadband, and kitchen facilities. If not included please ask for details.

Available space at Ty Myrddin

Carmarthen office hub



Lower ground floor

Ground floor
Availability of Rooms/Suites – 1 to 8, Ground Floor East

Extent of area to let

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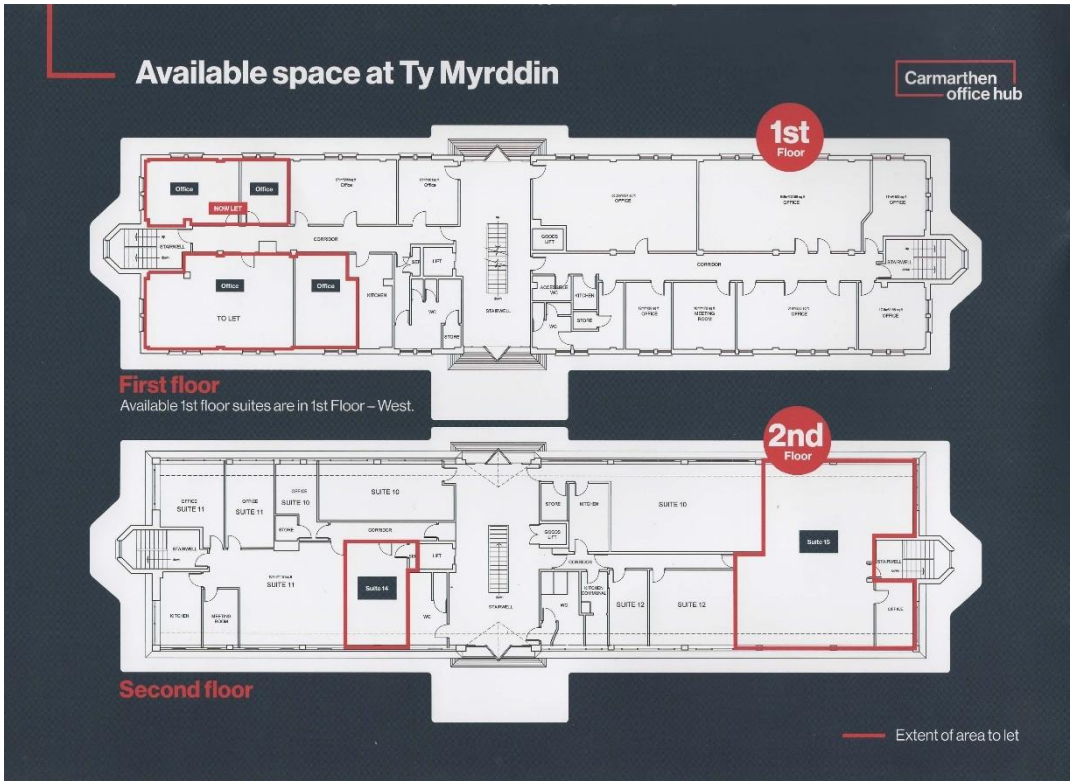

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