

4 MERLIN'S WALK
Carmarthen SA31 3BN



FIRST FLOOR OFFICE TO LET
3,610 SQ FT



The premises occupies a convenient location within Merlin's Walk shopping centre close to one of the town's main surface car parks, with space for 350 vehicles. The premises is ideally located to benefit from public transport, including the nearby bus station and Carmarthen train station.

DESCRIPTION

The premises offers first floor office space, with access provided directly from Merlin's Walk. The premises comprises a mixture of partitioned and open plan office space. The specification includes suspended ceilings with panel lighting, plaster surfaces, carpeted throughout and wall mounted power and data sockets. WC and kitchen facilities are available.

TERMS

The premises is available to let by way of a new effectively internal repairing and insuring lease for a term to be agreed.

Quoting rent £22,000 pax

RATEABLE VALUE

The 2017 Rateable Value for the property is:

Rateable value £18,750

Rates payable £9,356

Interested parties are encouraged to make their own enquiries with the Local Rating Authority.

ACCOMMODATION

The property comprises the following approximate areas and dimensions:-

First Floor NIA	335.38 sq m	3,610 sq ft
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SERVICE CHARGE

The service charge for 2017 is approximately £16,762 per annum

VAT

VAT will be payable to the rent.

EPC RATING

65 – C

LEGAL COSTS

Each party to bear their own legal costs in dealing with this transaction.



VIEWING

To be arranged via joint letting agents:-

Ben Davies ben.davies@coark.com 029 2034 6311

Huw Thomas huw.thomas@coark.com 029 2034 6312

REF: BD – OCTOBER 2017

Michael Lockhart mlockhart@jacksoncriss.co.uk 020 7637 7100

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Regulated by  RICS

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