

FIRST FLOOR OFFICES TO LET

First Floor Offices Agricultural House, 32 Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG

895 SqFt (83.15 SqM) | £10,500 per annum exclusive





KEY FEATURES

- Prominent location in the heart of Carmarthen town centre
- Self Contained
- Shared kitchen & WC facilities
- Adjacent to large car park
- Opposite Marks and Spencer
- Available September 2026

LOCATION

The premises are located in the centre of Carmarthen on Cambrian Place and adjoining John Street car park in the centre of Carmarthen Town Centre. The premises are immediately opposite Marks & Spencer with other occupiers in the town including Next, Caff  Nero and Vue Cinema.

The premises benefit from close proximity to local amenities, public transport links, and key town-centre facilities, and its location provides strong connectivity to the A40 and A48, offering easy access to West Wales and the wider region.

DESCRIPTION

A self-contained suite of first floor offices providing large open plan office leading through to smaller office/meeting room together with three further offices, two of which can be interlinked. Shared kitchen facilities at first floor together with ladies and gents WCs.

Area	SqFt	SqM
First Floor Offices	895	83.15
Shared Kitchen		
Total Floor Area	895	83.15



First Floor Offices Agricultural House, 32 Cambrian Place, Carmarthen, Carmarthenshire SA31 1QG



TERMS

The premises are available by way of a new Lease, the length of which is to be agreed on negotiation.

ASKING RENT

£10,500 per annum exclusive

EPC

Energy Performance Certificate available upon request

BUSINESS RATES

Rateable Value £8,900 Rates Payable 2026/27 £2159.44 prior to any transitional arrangements

Interested parties are advised to make their own enquiries with the Local Authority (Carmarthenshire) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:



David Hemming MRICS
DDI: 0121 362 1530
Mob: 07841 234160
E: david.hemming@burleybrowne.co.uk



Eleanor Robinson-Perkins
DDI: 0121 321 3441
Mob: 07738 713829
E: eleanor.robinson@burleybrowne.co.uk



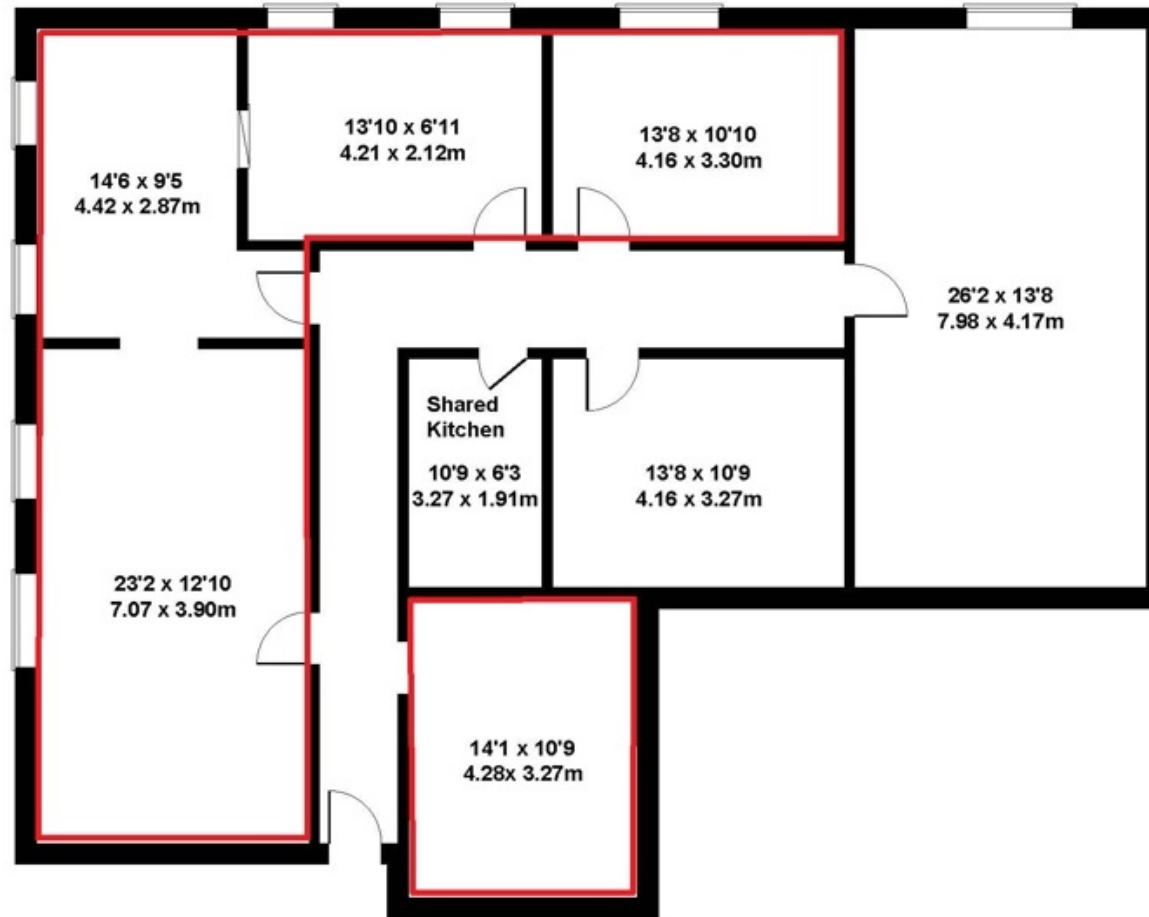
0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

Agricultural House, Carmarthen



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.