

Lambert
Smith
Hampton

Second Floor | The Macgregor Office Suite

| Quayside | Carmarthen | SA31 3LN |

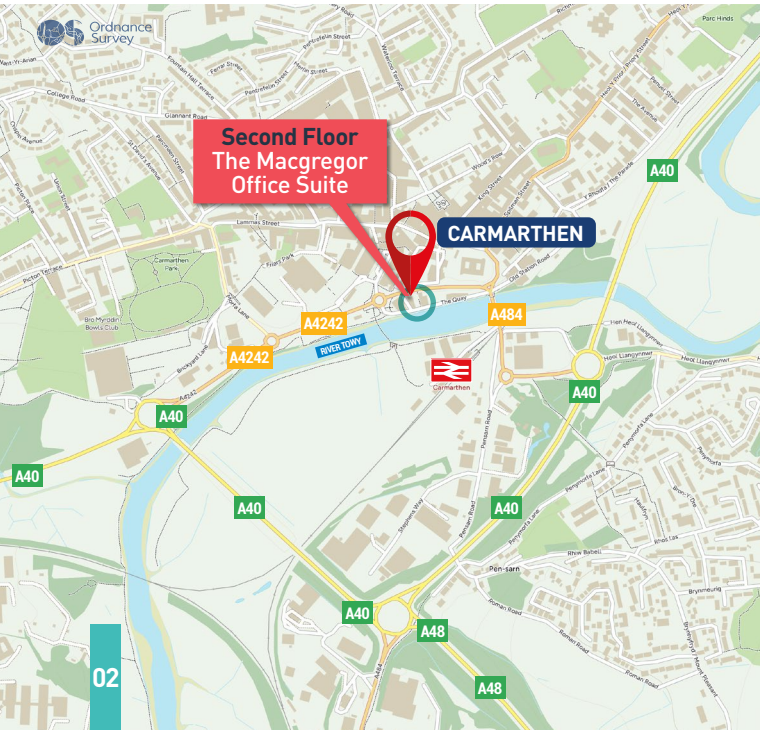
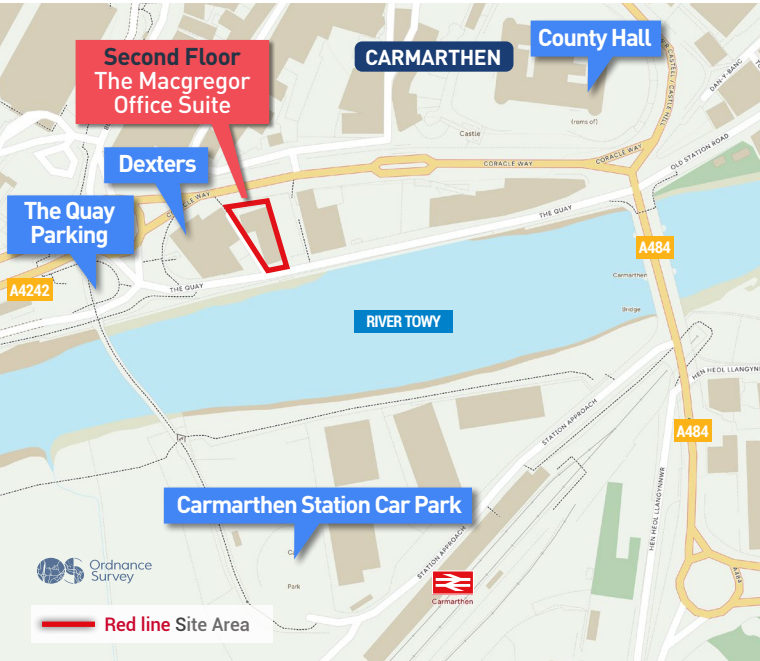
/// what3words [staple.truly.worth](https://www.what3words.com)

The MacGregor Office Suite

OPPORTUNITY SUMMARY

- ✓ Asking rent of £27,000 pa
- ✓ 2,310 sq ft (214.64 sq m) NIA
- ✓ Grade A office accommodation
- ✓ Vehicular parking in basement
- ✓ Walking distance to the train and bus station

TO LET – OFFICE ACCOMMODATION



Location & Situation

The property is well positioned along The Quay adjacent to the River Towy. It offers good communication links with access to the A40 to St Clears and the A48 to Cross Hands. The property is in close walking distance to both Carmarthen train and bus stations, providing easy access to Swansea and Cardiff. Prominent occupiers in the immediate vicinity include Quayside Orthodontics, Cerebra, Towy Works, Ungoad Thomas & King and Dexters Steakhouse.

Description

Forming part of a larger building, the second floor provides a combination of cellular and open plan office accommodation, staff facilities and a balcony with breathtaking views over the River Towy. In addition to this it also benefits from air conditioning units and a passenger lift at basement level.

There are also 2 vehicular parking spaces.







/// what3words [staple.truly.worth](https://www.what3words.com/staple.truly.worth)

Accommodation

We have measured the accommodation in accordance with the RICS Property Measurement 2018, (2nd Edition) and calculate the Net Internal Area (NIA) floor areas to be as follows:

| Description | Sq Metres | Sq Feet |
|---------------------------------|---------------|--------------|
| Office Accommodation, Kitchen | 214.64 | 2,310 |
| Total Net Internal area: | 214.64 | 2,310 |

Tenure

The property is available on a new FRI lease of which terms are to be agreed.

A service charge is also payable.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Viewing and Further Information

Viewing strictly by prior appointment.

Charlotte Miller

M: 07590 491 877

E: CMiller@lsh.co.uk

**Lambert
Smith
Hampton**

[lsh.co.uk](https://www.lsh.co.uk)

Lambert Smith Hampton

Axis 1, Axis Court,
Mallard Way Swansea Vale,
Swansea, SA7 0AJ

Office: 029 2049 0499



Business Rates

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2023): £20,500

UBR for Wales for 2024/2025 is 0.562

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

EPC

Rating of **A(23)**.