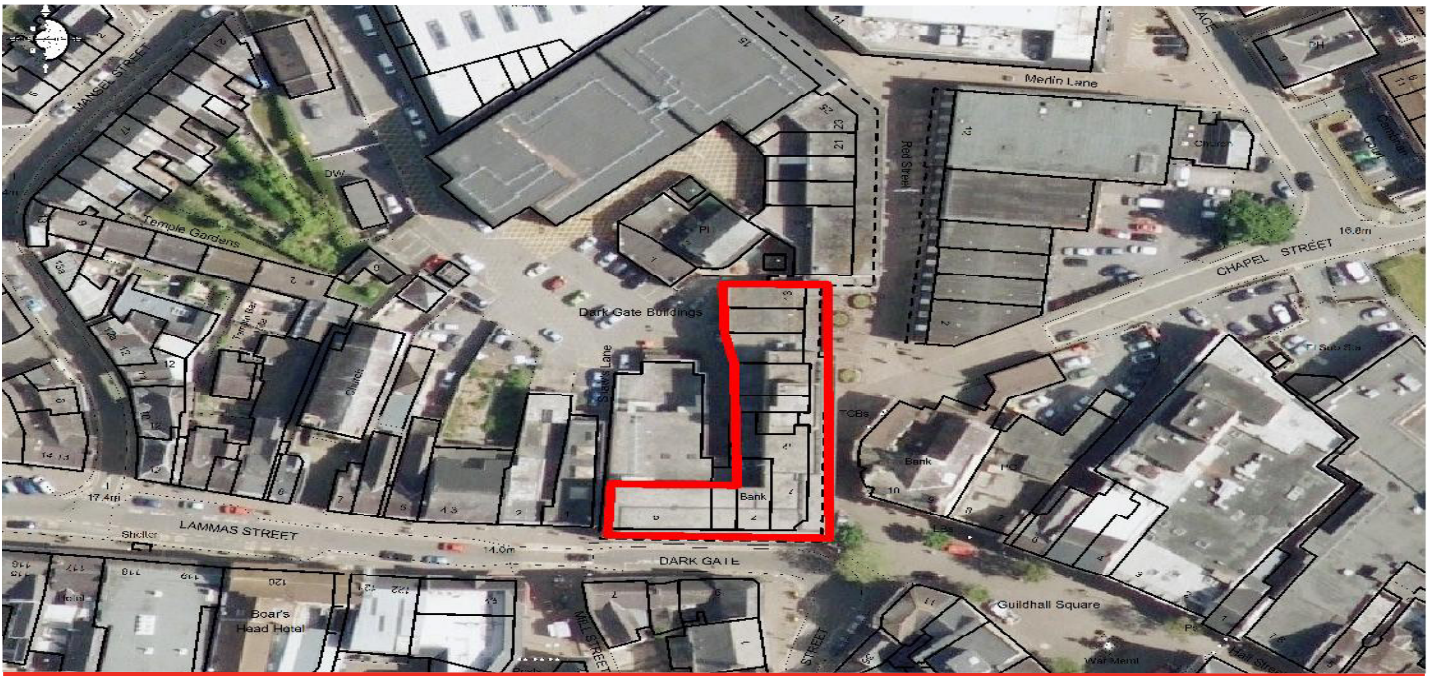


DARKGATE CENTRE  
DARK GATE, CARMARTHEN, SA31 1QL



NEWLY REFURBISHED OFFICE SUITES – FLEXIBLE TERMS  
1972-4070 SQ.FT. (183.20-378.11 SQ.M)



- A range of offices on the 1st and 2nd floors
- Conveniently situated on the corner of Dark Gate and Red Street in Carmarthen town centre
- Ideally located to benefit from public transport

#### LOCATION

Carmarthen is located adjacent to the A48/A40 creating easy access to the M4 motorway to the east, and Pembrokeshire and the Irish Ferry Port to the west. The building is a prominent town centre property, located on the corner of Dark Gate and Red Street.

#### DESCRIPTION

The building comprises a four storey office building, with access from Red Street, via a secure front door. There is lift and stairwell access to the offices on the upper floors. The available offices comprise a mixture of partitioned and open plan office space. The “newly refurbished” specification includes surface mounted light fittings, decorated plaster surfaces, carpeted throughout, wall mounted power and data sockets, wall mounted perimeter heating. Communal male & female WCs and kitchen facilities are available.

#### ACCOMMODATION

Suite 5 (1st floor)	2098 sq.ft. (194.90 sq.m)
Suite 14-19 (2nd Floor)	1972 sq.ft. (183.20 sq.m)
<b>TOTAL</b>	<b>4070 sq.ft. (378.11 sq.m)</b>

#### TERMS

The accommodation is available to let by way of a new lease on terms to be agreed RENT FREE INCENTIVES AVAILABLE.

#### RENT

On application.

#### SERVICE CHARGE

To be included within the rent.

#### VAT

All rents quoted are exclusive of VAT

#### RATES

To be assessed.

#### LEGAL COSTS

Each party to be responsible for their own legal costs on the transaction.

#### EPC RATING

The property has an EPC rating of:

Suite 5 (1st floor) – D/88, Suite 14-16 (2nd Floor) – C/74.

Appointed on behalf of the Landlords, LCP

**Patrick Durcan, Asset Manager**

e: PDurcan@lcpproperties.co.uk

t: 0207 233 5255 (London Office)



#### VIEWING

Strictly by appointment with agents:-

Tim Lawley [tim.lawley@coark.com](mailto:tim.lawley@coark.com) 02920 346372

Rhys Price [rhys.price@coark.com](mailto:rhys.price@coark.com) 02920 346374

REF: 100548 – NOV 2018

Or our joint agent – David Cochlin – John Francis & Co.

7/8 Winds Place, Cardiff CF10 3SX | T 029 20 346346 [www.coark.com](http://www.coark.com)

Regulated RICS

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