

REFURBISHED OFFICES



Former Courthouse, Ammanford.

College Street, Ammanford, Ammanford., SA18 2NP

Property Type

Offices

Tenure

To Let

Size

990 to 3239 sqft

Rent

£9.50 per sq ft

Key Points.

- > Main Road Location
- > Flexible Terms Available
- > Close to Town Centre Amenities
- > Fully Refurbished
- > Character Building

Location

The Ammanford Courthouse re-development is located on the corner of College and Margaret Street in close proximity to the Ammanford Town Centre. The A483 provides access to the M4 motorway, 8 miles to the South. To the West lies the town of Carmarthen, whilst Swansea lies 17 miles to the South East.

Description

The development is situated on a .43 acre plot and provides 3,239 sq ft of refurbished and modernised office space. The property has been refurbished to a high standard, and is part of a larger mixed-use redevelopment of the former Courthouse and Police Station including apartments, office and convenience store.

Specification

The offices will benefit from the following features;

- New Heating System
- UPVC Windows
- Passenger Lift
- Communal Staff Facilities
- Refurbished Frontage
- New fit-out
- Male, Female, Disabled WC.

Accommodation

The accommodation is offered on the first floor with 3,239 sq ft available in whole or alternatively can be subdivided to offer;

Suite A. 990 sq ft

Suite B. 1,119 sq ft

Suite C. 1,130 sq ft

Total : 3,239 sq ft.

Availability

The accommodation is available by way of a new effective full repairing and insuring lease, via a service charge.

Terms

Quoting terms and an incentive package can be made out to interested parties when formal interest is received.

Quoting Rent : £9.50 per sq ft exclusive.

Alternatively, all-inclusive terms are available.

Planning

The Offices benefit from B1 Office use.

VAT and Legal Costs.

All prices premiums and rents are quoted exclusive of VAT. Each party is responsible for their own legal costs incurred in any transaction.



Rent

£9.50 per sq ft

Energy Performance Rating

Available upon request.

Business Rates

To be re-assessed on completion.

Service Charge

A buildings service charge will be payable for the upkeep and maintenance of common areas to be confirmed on completion.

Viewing & Further Information.

For further information or if you would like to arrange a viewing please contact our agents:

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