

Strategically positioned Office Suites in established Business Centre set on the A482 at Felinfach, Mid Ceredigion, West Wales.



**Units 2 & 3 Office Suites, Bronaeron, Felinfach, Lampeter,
Ceredigion. SA48 8AG.**

**£6,000 From
C/2344/AM**

*** 2 x Office suites available at £6,000 per annum o.n.o ***

*** Business Centre at Welsh Pony and Cob Society Headquarters, Felinfach ***

*** An opportunity to rent an office suite *** Comprising Office 1, Boardroom/office 2, 2 x Store Rooms/facilities, Staff Kitchen, parking area *** 1379 sq ft in total *** Options available by negotiation ***

*** Immediately available on a brand new 5 year Lease with terms to be negotiated **



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
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Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
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LOCATION

Strategically located set off the A482 Lampeter to Aberaeron road, 6 miles from Aberaeron and equidistant to Lampeter and within easy reach of Aberystwyth, Carmarthen and Cardigan.



GENERAL

A rarely available lock-up office suite within a purposely designed and fully equipped operational building, having own toilet and service facilities, including kitchen, disables amenities. Total area 1379 sq ft approx.

Immediately available on a brand new 5 year Lease with terms to be negotiated.

Further space available if required.

OFFICE SUITE

25' 3" x 20' 3" (7.70m x 6.17m) 511 sq ft.

OFFICE 1



2nd OFFICE SUITE/BOARD ROOM

25' 0" x 20' 7" (7.62m x 6.27m) 515 sq ft



CORRIDOR STORAGE



16' 6" x 5' 9" (5.03m x 1.75m) 95 sq ft

KITCHEN (SHARED IS SUB DIVIDED)

10' 0" x 10' 1" (3.05m x 3.07m) 100 sq ft with fitted units.



COMMUNAL CORRIDOR

16' 7" x 4' 3" (5.05m x 1.30m) 158 sq ft



DISABLED WC



PARKING

Communal park facility.



AGENTS COMMENTS

It is likely that a service charge will be levied by negotiation and proportional on usage. Rates, heating and electricity costs will be borne by the Tenant.

MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

We are informed that the property benefits from mains water, mains electricity, mains drainage, telephone subject to B.T. transfer regulations, good Broadband speeds available.

Parking Types: Allocated.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

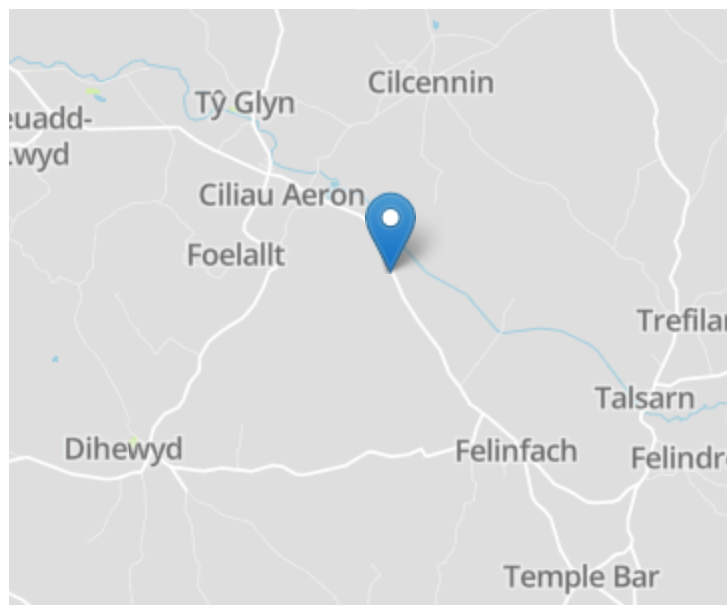
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves?
No

The existence of any public or private right of way? No

Mobile Signal

4G



Directions

From Lampeter take the A482 and proceed through the village of Felinfach and Ystrad Aeron and the property will be located just past Sensient Flavourings on the left hand side, before a long straight piece of road set above the A482 in the Vale of Aeron as identified by the Agents 'To Let' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

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