

Regulated by:



**RICS**



Since 1989

*Recently Completely Refurbished Suite Of Offices In High Street Location Within Lampeter. First Floor Offices Available As A Whole Or As Serviced Office Accommodation Individually.*



**37, High Street, Lampeter, Ceredigion. SA48 7BB.**

**C/2032/AM - Price On Application**

**PART LET - GUIDE RENTAL - £8.00 PER SQ. FT.**

**\*\*\* Offices Comprising Ground Floor Entry With Full Gas Fired Central Heating \*\*\*  
Excellent Broadband Facilities For Data Tracking & Computer Equipment \*\*\* Soft Lighting  
& Newly Carpeted Floors Throughout \*\*\* Recently Comprehensively Refurbished To  
Exact Standards By The Landlords\*\*\***

**\*\*\*AVAILABLE INDIVIDUALLY OR ON A FLOOR BY FLOOR BASIS \*\*\***

The First Floor comprises of 2 individual good sized offices (3 already let) plus kitchenette and Gents and separate Ladies W.C's. The Second Floor provides an additional suite with 3 offices and service landing capable for use as a reception area. The whole benefits from gas fired central heating .

## Property Description

The offices provide more specifically as follows

### Lobby Area

Ground floor access with lobby area and stairs to first floor extensive landing with lobby area off.



### Office 1

15' 6" x 14' 7" (4.72m x 4.44m) with 2 windows overlooking High Street, radiator.



### Office 2

**\*\*LET\*\***

15' 8" x 12' 7" (4.78m x 3.84m) with rear window and radiator overlooking town centre.

### Office 3

**\*\*LET\*\***

11' 1" x 10' 3" (3.38m x 3.12m) with rear window and radiator.

### Office 4

**\*\*LET\*\***

16' 6" x 18' 8" (5.03m x 5.69m) with feature fireplace, attractive moulded ceiling and radiator.

### Office 5

18' 8" x 14' 8" (5.69m x 4.47m) with radiator.



### Communal Kitchenette

11' 2" x 4' 7" (3.40m x 1.40m) with fitted units, storage cupboards, sink and cooker point.



### Gents Toilets

With urinals, low level flush w.c., radiator and wash basin.

### Ladies Toilets

With 2 low level flush w.c.'s, radiator and wash basin.

### First Floor

#### Landing

Approached by an integral staircase available as a separate option and divisible as separate units if so desired. Logic gas central heating boiler with service facility for full gas central heating throughout the accommodation on first and second floor levels and radiator.

### Second Floor

#### Reception

16' 7" x 7' 9" (5.05m x 2.36m) Serviced landing facility suitable as Second Floor Reception

#### Office 6

16' 3" x 14' 5" (4.95m x 4.39m) with radiator



#### Office 7

17' 8" x 11' 2" (5.38m x 3.40m) with radiator.



### Office 8

16' 3" x 15' 3" (4.95m x 4.65m) with radiator.



Further enquiries are invited for portions or whole floor areas if desired via the sole Letting Agents Morgan and Davies, 12 Harford Square, Lampeter, Ceredigion.

#### Tenure

The property is presumed to be Not Applicable.

#### Services

Mains water, mains electricity, mains gas.

#### Directions

From our office proceed along the High Street, the property is located above NatWest Bank Plc.