

TO LET (FLEXIBLE TERMS) First Floor Office Suite (further options available) with full amenities available in Lampeter town centre.



Werndriw Lodge offices, 23 High Street, Lampeter, Ceredigion. SA48 7BH.

£80

C/2196/AM PER WEEK

GUIDE PRICE - £80 PER WEEK, Please Enquire.

*** Rare opportunity to acquire a first floor office suite *** Room 1 - 3.5m x 4m *** Large meeting room - 6m x 3.6m ***

*** Full electric heating *** Shared toilets for ladies & gents *** Fully double glazed *** Communal access from ground floor via central stairwell ***

The university town of Lampeter is in the heart of the Teifi Valley with the building occupying a High Street location on the edge of the central trading district of this popular, strategic West Wales town, 12 miles inland from the Cardigan Bay coastline.



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



ABERAERON
4, Market Street, Aberaeron,
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CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel: 01267 493444
carmarthen@morgananddavies.co.uk

FIRST FLOOR

ROOM 1



3.5m x 4m (11' 6" x 13' 1")

LARGE MEETING ROOM



6m x 3.6m (19' 8" x 11' 10")

OFFICES ON FIRST AND SECOND FLOOR ALSO AVAILABLE - PLEASE ENQUIRE

AGENTS COMMENTS

Viewings arranged on a strictly accompanied basis via our Agents Morgan and Davies on 01570 423 623 or visit 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 & INSTAGRAM pages.

Services

We are advised that the property is connected to mains water, mains electricity & mains drainage. BT telecom connection & broadband availability.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

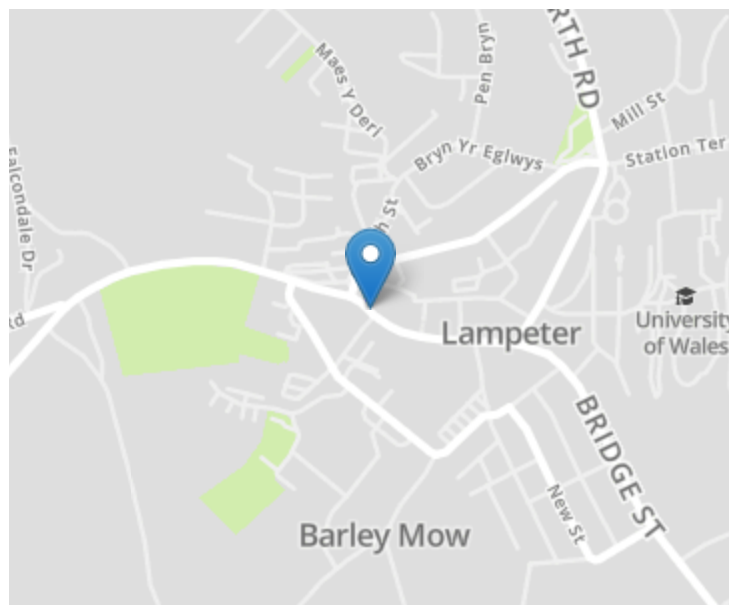
Any risk of coastal erosion? No

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



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

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
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E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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