



## Units at Morfa Workshop, Morfa Lane, Carmarthen, Carmarthenshire SA31 3AX

### POA

#### Property Features

- Prominent Main Road Location
- Kitchen and W.C Facilities
- Well Established Commercial Complex
- On Site Parking for Several Cars
- Well located just off the A4242/A40
- Available as a whole or three units to include secure yard

#### Property Summary

An opportunity to let three well positioned units available separately or as a whole ranging from offices, stores and welfare facilities with one benefiting from a pit. Positioned fronting onto the A4242 the main highway which connects the town centre to the A40.



## Full Details

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Three units offering appealing facilities and excellent infrastructure, with a traditional steel portal frame construction and benefiting from a tarmacadam enclosed yard and parking area to the front elevations. Located on Pothouse Road directly off the A4242 which links to the town centre and A40.

### Unit 1 (Morfa Garage)

1112.13 Sq.Ft

Providing a office and welfare space with a W.C.

### Unit 2 (Morfa Stores)

2517.25 Sq.Ft

Providing a office space and pedestrian access to the front.

### Unit 3 (Morfa Workshop)

3190.74 Sq.Ft

Providing a office area and stairs to spacious first floor storage space.

### Terms

To be negotiated, but long-term agreement preferred.

### Fees

The in-going tenant/s will be responsible for the Landlords reasonable agents and legal costs.

### Services

Mains electricity and mains water.

### Viewing/ Further Information

For further information pleased contact the Carmarthen Office at Rees Richards and Partners, 12 Spilman Street, Carmarthen, SA31 1LQ.

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