

## **FFWRNES FACH, LLANELLI OFFICES TO LET**



- **Part of Ffwrnes Theatre Complex, Eastgate, Llanelli**
- **Six ground Floor modern office units (23m<sup>2</sup>/12m<sup>2</sup>)**
- **Ground floor communal space suitable for a range of cultural and creative activities**
- **Flexible Three Year Lease Term**
- **All inclusive rent**

## **Description**

The Ffwrnes Fach Cultural and Social Enterprise Centre is part of the Ffwrnes, located in the refurbished and redesigned former Zion Chapel and next to the main Theatre building. It contains 6 modern self-contained ground floor offices; an ideal location for organisations with film, media, literature, spoken word or the performing arts at the core of their activities. In addition to the offices, there is a shared central open space, ideal for small scale presentations, educational and training activities and performances. There are shared kitchen and toilet facilities.

## **Location**

Ffwrnes, Park Street, Llanelli, SA15 3YE

## **Letting Information**

The overall vision for the Ffwrnes Fach is to create a popular, inclusive, inspiring, independently managed, innovative centre which recognises and utilises a diverse range of skills, interests and aspirations, as well as improving social access opportunities for education, training, employment and entertainment.

The offices in the Ffwrnes Fach are available for let through Carmarthenshire County Council, for a period of 3 years on the terms and conditions outlined overleaf.

For further information regarding the property and lease arrangements please contact:

Sian Mathias MRICS [semathias@carmarthenshire.gov.uk](mailto:semathias@carmarthenshire.gov.uk) 01267 246262

## **Services**

The Ffwrnes Fach is alarmed and protected by the integral Ffwrnes fire safety and security systems.

The offices are served by an electricity supply and each have a telephone line.

Limited storage of equipment within the shared areas of Ffwrnes Fach may be possible by agreement with the Management Committee.

Parking is available in the long and short stay public pay and display car parks located near to the Ffwrnes Fach.

## **Collaboration**

Each tenant will be encouraged to collaborate with Theatrau Sir Gar/ Ffwrnes and make use of the performance, rehearsal and exhibition spaces available.

## **Planning**

Interested parties to satisfy own enquiries with regards to planning advice.

## **Legal Costs**

Each party is to be responsible for their own legal costs incurred in this transaction.

## **Viewings**

For viewings contact: Linda Norman on 01554 744406  
[LJNorman@carmarthenshire.gov.uk](mailto:LJNorman@carmarthenshire.gov.uk)

## **Applications**

For an application form visit:  
<http://www.theatrausirgar.co.uk/en/y-ffwrnes/about-the-ffwrnes/ffwrnes-fach>

Applications may be submitted at any time and will be assessed on 1<sup>st</sup> March 2017 and at quarterly intervals thereafter until 30<sup>th</sup> November 2017.

Applications should be completed and submitted electronically to:  
[ffwrnesfachaps@carmarthenshire.gov.uk](mailto:ffwrnesfachaps@carmarthenshire.gov.uk)

Applications not submitted in the required form will not be considered.

The successful applicants will be chosen on the basis of their applications, and in accordance with the application process and subject to availability.

The Carmarthenshire County Council informs all prospective tenants that whilst every care is taken in the preparation of these particulars they do not guarantee their accuracy and shall not be held to form any part of any contract. Prospective Tenants should make their own enquiries to establish that the premises are suitable for their requirements. Neither will the Authority bear any responsibility for expenses incurred in viewing the property which may be let or withdrawn without notice.

Carmarthenshire County Council is obliged to consider all offers received in respect of this property up until the exchange of contracts. It is not obliged to accept the highest or any offer.

**Ffwrnes Fach, Llanelli,**

**Heads of Terms**

- Lease Term:** 3 years, contracted out of the security of tenure provisions of the Landlord and Tenant Act.  
Annual break clause.
- Rent:** 12m<sup>2</sup> units £2700pa plus VAT  
23m<sup>2</sup> units £5100pa plus VAT  
Inclusive of business rates, building insurance, external repair and maintenance, repair and maintenance of shared accommodation, cleaning, refuse collection, water, electricity and heating.  
Payable quarterly in advance.
- Occupation:** Exclusive use of office unit on the ground floor of the Ffwrnes Fach, Llanelli. Shared use of the central multipurpose floor area plus ancillary accommodation including kitchen and WCs.
- Use:** Office space
- Access:** Day to day access via the front main entrance and shared lobby only. Access via other areas at the discretion of the Management Committee.
- Opening Hours:** **Ffwrnes Fach opening times from 9.00am to 6.00pm, Monday to Friday.** Access on Saturdays' and Sundays' and Bank Holidays to be agreed by the Ffwrnes management. The Ffwrnes management reserves the right to use the central multipurpose floor area plus the ancillary accommodation for programmed events and activities after 6pm Monday–Friday and on Saturdays, Sundays and Bank Holidays.
- Assignment:** Prohibited. No sub-letting
- Maintenance:** **Landlord:** Exterior of the building and the internal shared areas.  
**Tenant:** Interior of unit, including the whole of the glass partition and door to the front of the unit.
- Alterations:** None without the Landlords previous written consent.
- Insurance:** **Landlord:** Buildings  
**Tenant:** Contents and third party and public liability