



TO LET

Calon Y Fferi Community Centre Carmarthen Road, Ferryside, SA17 5TE

£40 Per month From £40pcm To Let a variety of Commercial spaces incl: Offices, Commercial Kitchen, Workshops & Outdoor Spaces, Storage Spaces & Compounds





## THE PROPERTY

Located along the bustling Carmarthen Road in Ferryside, Calon Y Fferi Community & Business Centre offers an unparalleled opportunity for both new entrepreneurs and established businesses to thrive. This dynamic, versatile space is designed to meet the diverse needs of today's professionals, with a range of facilities and flexible leasing options. Storage Pricing from £40.00pcm.

Our Facilities Include:

- **Office Spaces:** Choose from single, double, or triple office spaces offering a quiet and productive environment. Enjoy free on-site parking, high-speed Wi-Fi, and communal facilities including male & female WCs, a fully equipped kitchen, and secure bike lockers.
- **Commercial Kitchen:** Fully equipped and perfect for catering services or culinary startups.
- **Workshops & Outdoor Spaces:** Ideal for hands-on projects, creative work, or outdoor ventures.
- **Storage Spaces & Compounds:** Secure and easily accessible storage options.
- **Meeting & Function Rooms:** Perfect for events, team meetings, or community gatherings. All bookable on-demand with AV equipment and catering services available upon request.

**On-Site Café & Communal Garden:** Take a break at Coffee & Friends, the welcoming café, or unwind in the communal garden. A relaxing space that fosters creativity and collaboration.

**Flexible Lease Options:** Whether you're looking for a short-term or long-term lease, we offer competitive pricing and flexible terms to suit your business needs. Enjoy easy access to local amenities and transport links, all while benefiting from excellent visibility in a prime location.

**Arrange a Viewing Today!** Explore the endless possibilities for your business at Calon Y Fferi. Contact us to book a viewing or learn more about how this exceptional space can support your growth.

Email: [Sales@terrythomas.co.uk](mailto:Sales@terrythomas.co.uk)

Call: 01267 235330

We look forward to helping you take your business to the next level!

**Type:** Commercial

**Tenure:**

**Council Tax Band:**

**Services:** Mains water, drainage and electricity.

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG  
Tel: 01267 235330 Email: [sales@terrythomas.co.uk](mailto:sales@terrythomas.co.uk) <https://www.terrythomas.co.uk>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	