



LLANELLI - SIR GÂR - CYMRU

Pentre Awel

LLANELLI - CARMARTHENSHIRE - WALES

TO LET

Pentre Awel | SA15 2EZ

200 ft² up to 67,242 ft²

Grade A Offices / Lab Space

Available Mid 2025

CANOLFAN





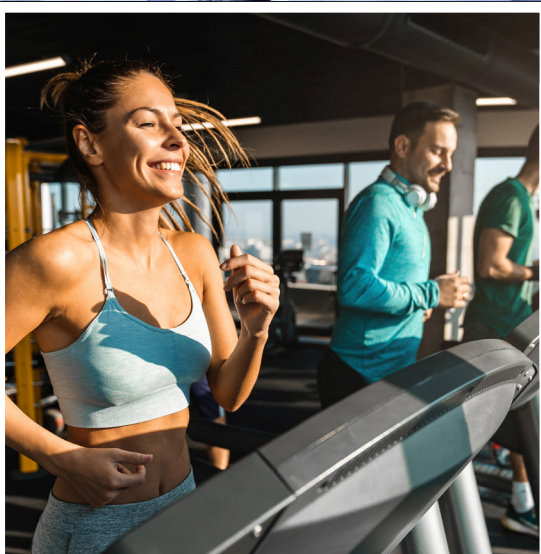
Pentre Awel

Current and future developments



Take a ^{360°} view of the site

What makes Canolfan Pentre Awel unique for you.



Welcome to **Canolfan** Pentre Awel, a premier business hub within a new, mixed-use development located on the stunning coastline at the heart of the Millennium Coastal Park, adjacent to the expansive beaches of Llanelli. This 83-acre site is designed to provide a wide range of community and commercial services, focusing on leisure, health and wellness.

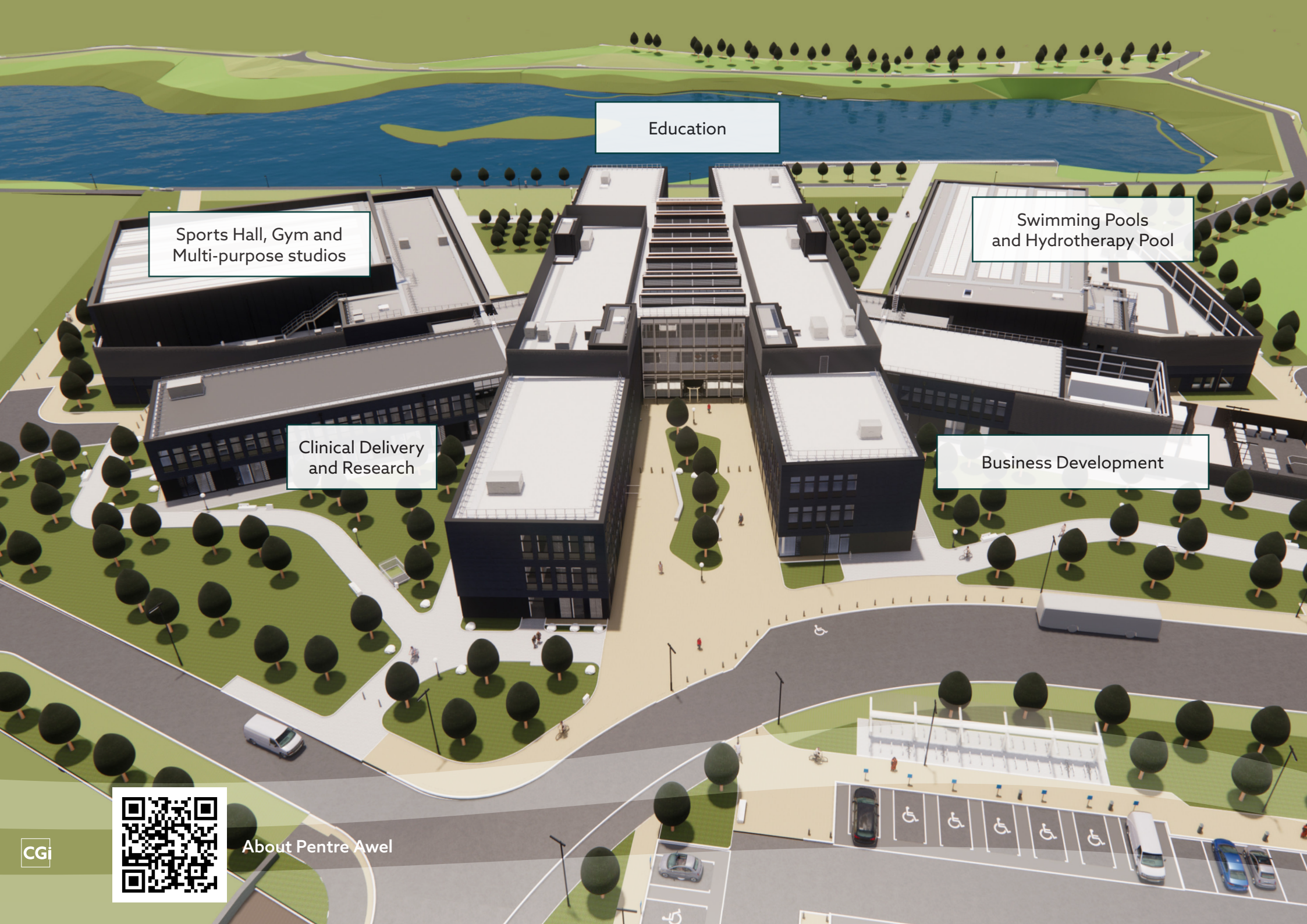
Scheduled to open in Spring 2025, the centre piece of Pentre Awel is **Canolfan**. The hub of current and future facilities consists of five interconnected buildings with a central café and meeting point.

Canolfan Pentre Awel will house a leisure centre, café, swimming pools and various local community services. It will serve as a base for public, private and third sector organisations including Hywel Dda University Health Board, Swansea University, and other further and higher education partners.

Enjoy flexible workspaces, high speed WiFi, meeting rooms and 24-hour access, all integrated around lush green parkland.

On site amenities including a gym, secure parking, dedicated facility management ensuring convenience and productivity. The ground floor café and event spaces invite users into the vibrant heart of the building.

Join a thriving community and elevate your business at **Canolfan** Pentre Awel.



Education

Sports Hall, Gym and Multi-purpose studios

Swimming Pools and Hydrotherapy Pool

Clinical Delivery and Research

Business Development



About Pentre Awel

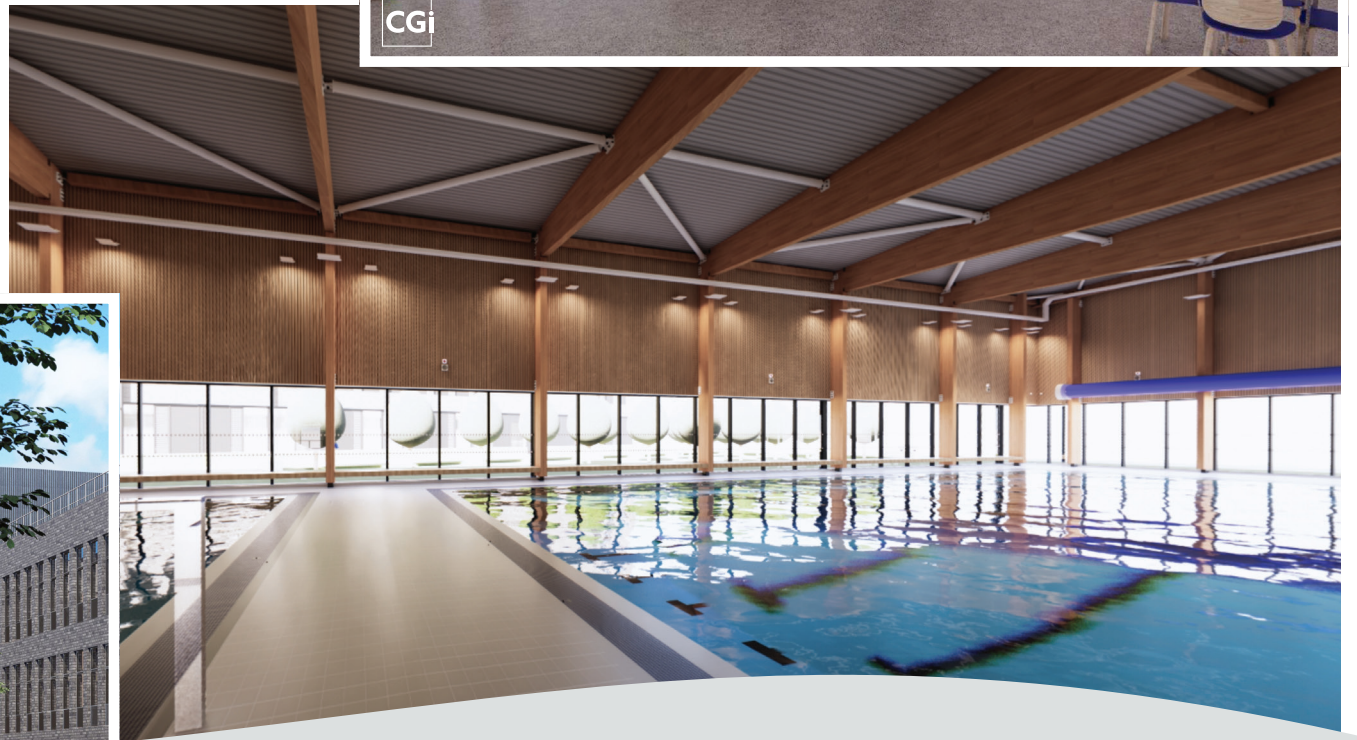


Everything you want.

There is a real sense of community at **Canolfan Pentre Awel**.

From informal networking in the café area to friends catching up for a coffee or even to work out, **Canolfan Pentre Awel** is about connecting people.

A home for businesses, researchers, academia, third sector, patients, students and visitors.



On-site 8 lane swimming pool

Accommodation.

Canolfan Pentre Awel will welcome businesses within life sciences, health, wellbeing and social care sectors offering a variety of office space, starting from suites as small as 200 sq ft.

But **Canolfan** Pentre Awel is more than just space - it's about creating a workplace tailored to your needs.

Our offices are designed to boost productivity, providing an environment that is both inspiring and efficient.

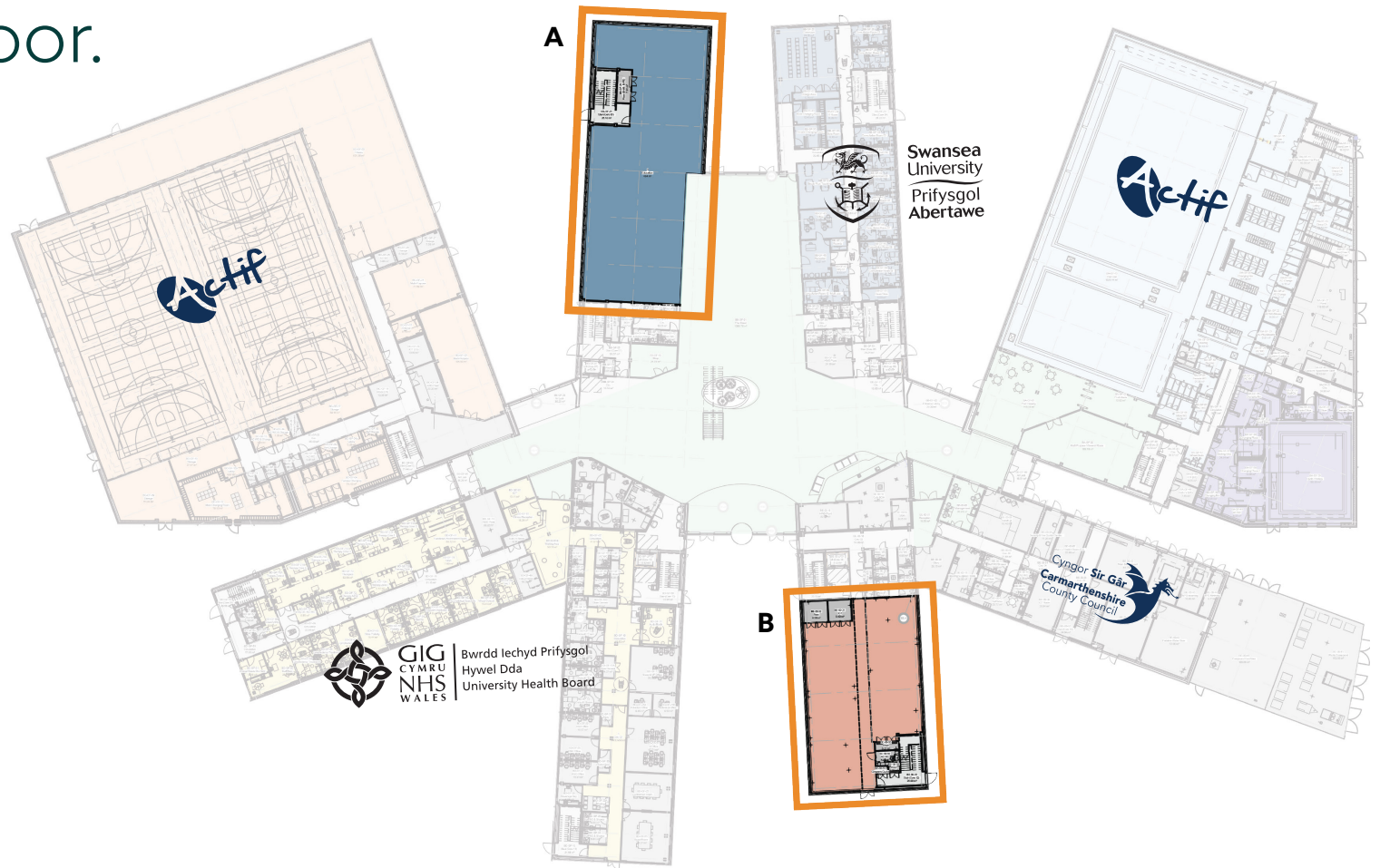
We pay meticulous attention to every detail, from security to transportation and maintenance, ensuring a workplace that fosters efficiency, creativity and comfort.

Canolfan Pentre Awel's business spaces are flexible and can accommodate businesses of all sizes, from local startups to national organisations. **Canolfan** Pentre Awel is providing the unique opportunity to allow you to have a workspace designed to meet your specific requirements.

	m ²	ft ²	
Second Floor	398	4,284	
	511	5,500	
	512	5,511	
	403	4,338	
	453	4,876	
	335	3,606	
	2,612	28,115	
First Floor	347	3,735	PRE LET
	579	6,232	PRE LET
	511	5,500	
	509	5,479	
	469	5,048	
	673	7,244	
	336	3,617	
	323	3,477	
	3,747	40,332	
Ground Floor	482	5,188	PRE LET
	1,193	12,841	PRE LET
	2,717	29,246	PRE LET
	2,278	24,520	PRE LET
	117	1,905	PRE LET
	484	5,210	
	330	3,552	
	7,601	81,817	
Building (net area)	13,960	150,264	

Ground Floor.

814 m² | 8,762 ft²



Workspace

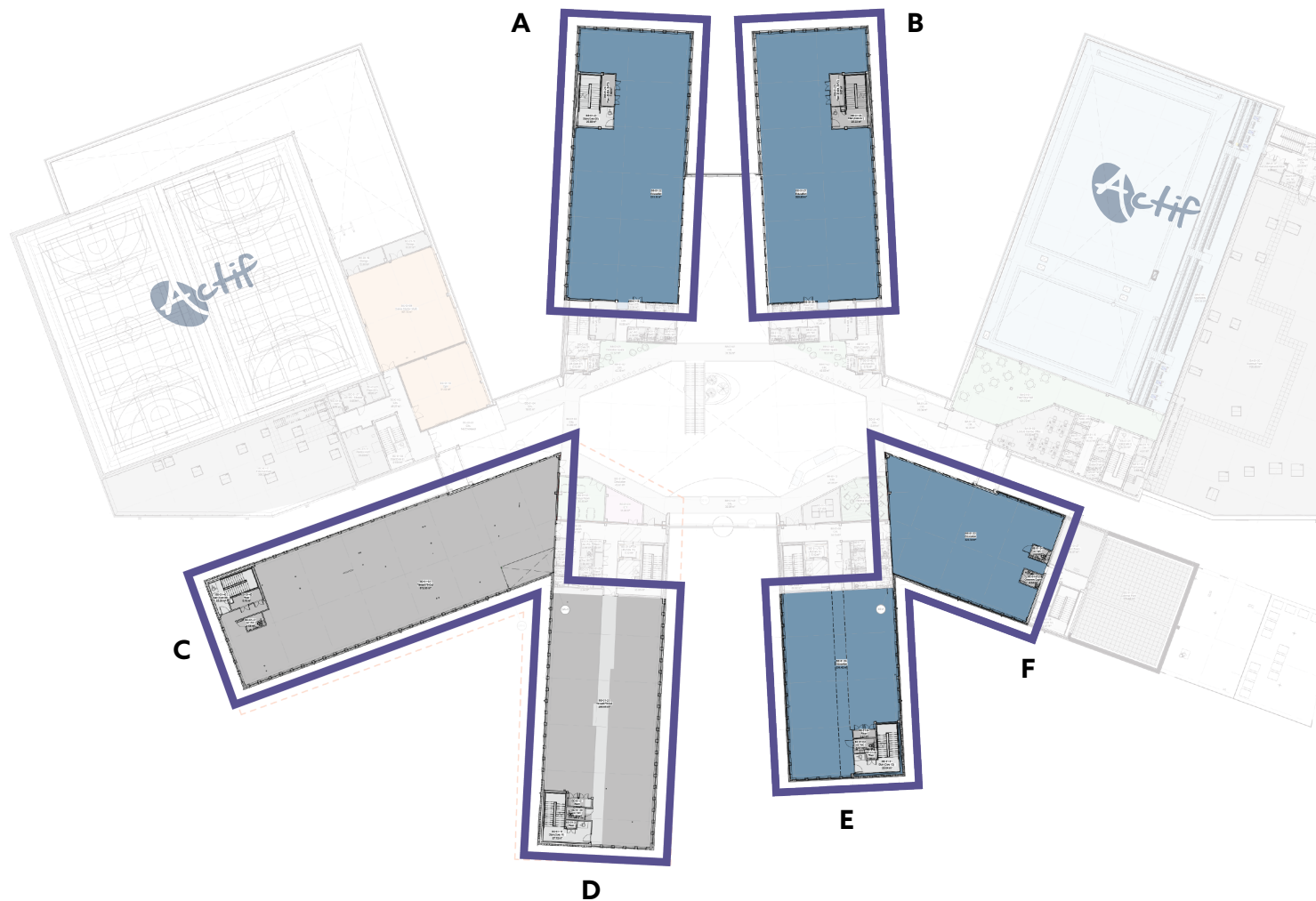
A | 484 m² | 5,210 ft²

Potential Lab Space

B | 330 m² | 3,552 ft²

First Floor.

2,821 m² | 30,365 ft²



Workspace

A	511 m ²	5,500 ft ²
B	509 m ²	5,479 ft ²
C	673 m ²	7,244 ft ²
D	469 m ²	5,048 ft ²
E	336 m ²	3,617 ft ²
F	323 m ²	3,477 ft ²

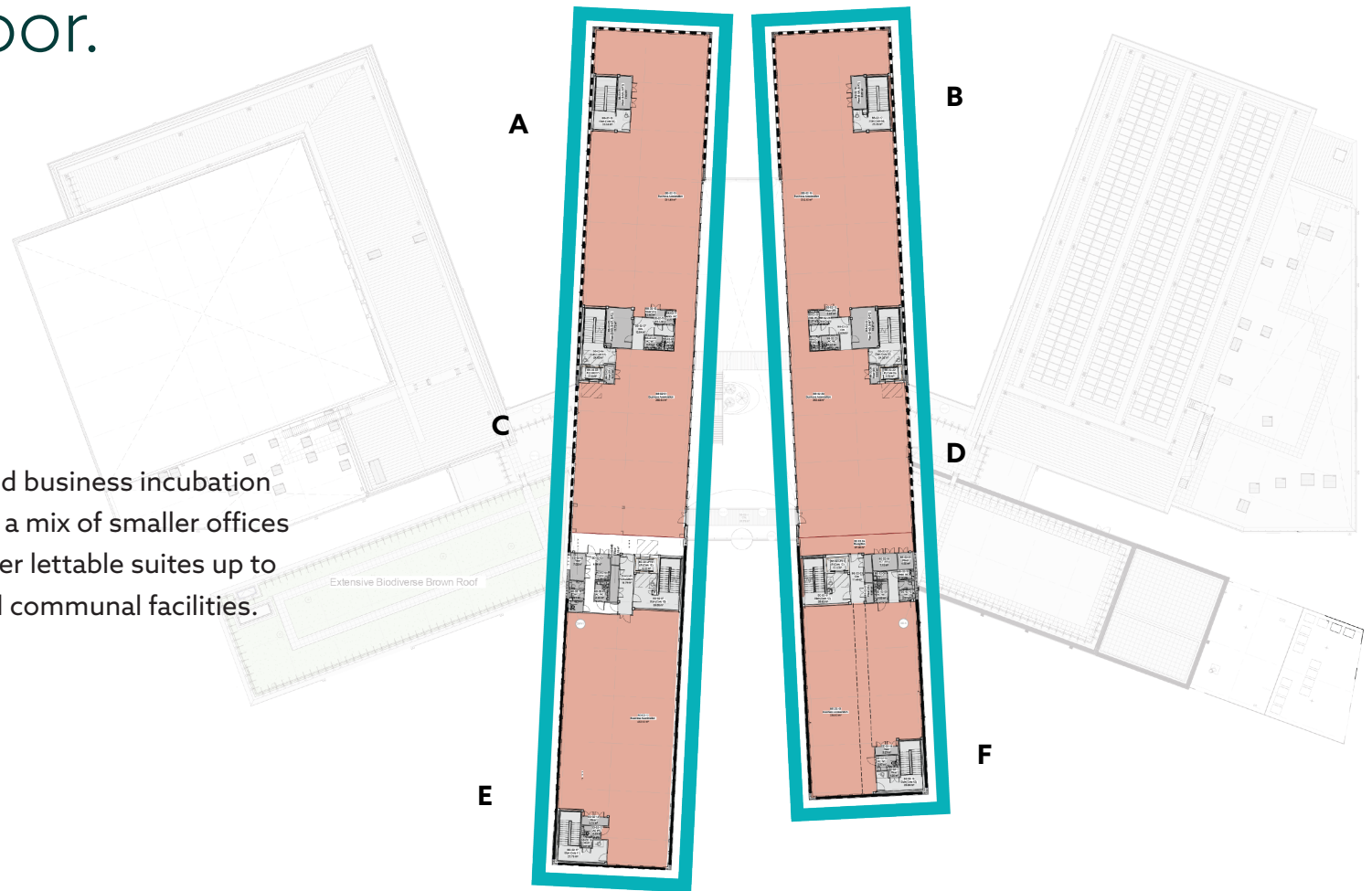
Second Floor.

2,612 m² | 28,115 ft²

The second floor is our dedicated business incubation and acceleration space, offering a mix of smaller offices from **200ft²** to medium and larger lettable suites up to **1,500ft²**, co-working spaces and communal facilities.

Bespoke Workspace

A	511 m ²	5,500 ft ²
B	512 m ²	5,511 ft ²
C	398 m ²	4,284 ft ²
D	403 m ²	4,338 ft ²
E	453 m ²	4,876 ft ²
F	335 m ²	3,606 ft ²



Space & light.

The soaring height of the central building creates an impressive entrance, showcasing our ambition for **Canolfan** Pentre Awel to be the best in the class in every aspect.



Take a  view

Facilities at a Glance.



Flexible
workspace



Meeting
rooms



On site
parking



E-charging



High speed
WiFi



Transport
links

Lease Terms

The offices are available by way of a new lease for a term to be agreed.



Corporate gym
membership



Café and
Hospitality



Event
spaces



24 hour
access



Secure Cycle
parking



Networking
opportunities

Service Charge

A service charge will be payable to cover the costs of running and maintaining the property.



Break out
areas



Dedicated facility
management team



Swimming
pool



Healthcare
services



Outdoor green
spaces



24 hour
security

Technical Pack

A Technical Pack is available on request.

Further details on request.



Public
footpaths



Changing
places



Accessible



Solar &
Brown Roof



EPC 'A'



BREEAM
Outstanding

Outward
looking
spaces.

Transport links.

Canolfan Pentre Awel is well-connected by various transport links, making it easily accessible from major cities and local areas.

Travel by train: Llanelli Train Station is located approximately 0.7 miles from Pentre Awel.

The train station provides regular services to Swansea, Cardiff, Manchester, London and beyond. By train, the journey to Swansea takes around 20 minutes, while Cardiff takes around 1 hour 30 minutes.

Travel by bus: a local bus route connects **Canolfan** Pentre Awel to key locations that ensures convenient access to local amenities and services.

M4 Corridor:

M4 Cardiff 55	M4 Bristol 90	M4 London 200
 	 	 
1hr 15min 1hr 10min	1hr 45min 2hr 10min	3hr 45min 3hr 10min

These transport links ensure that **Canolfan** Pentre Awel is not only a prime location for local residents, but also easily accessible for visitors and businesses across the Country.



Natural
beauty.



📍 Millennium Coastal Path



📍 Machynys Golf Club



📍 National Botanic Garden of Wales



📍 Parc Howard Museum & Gardens

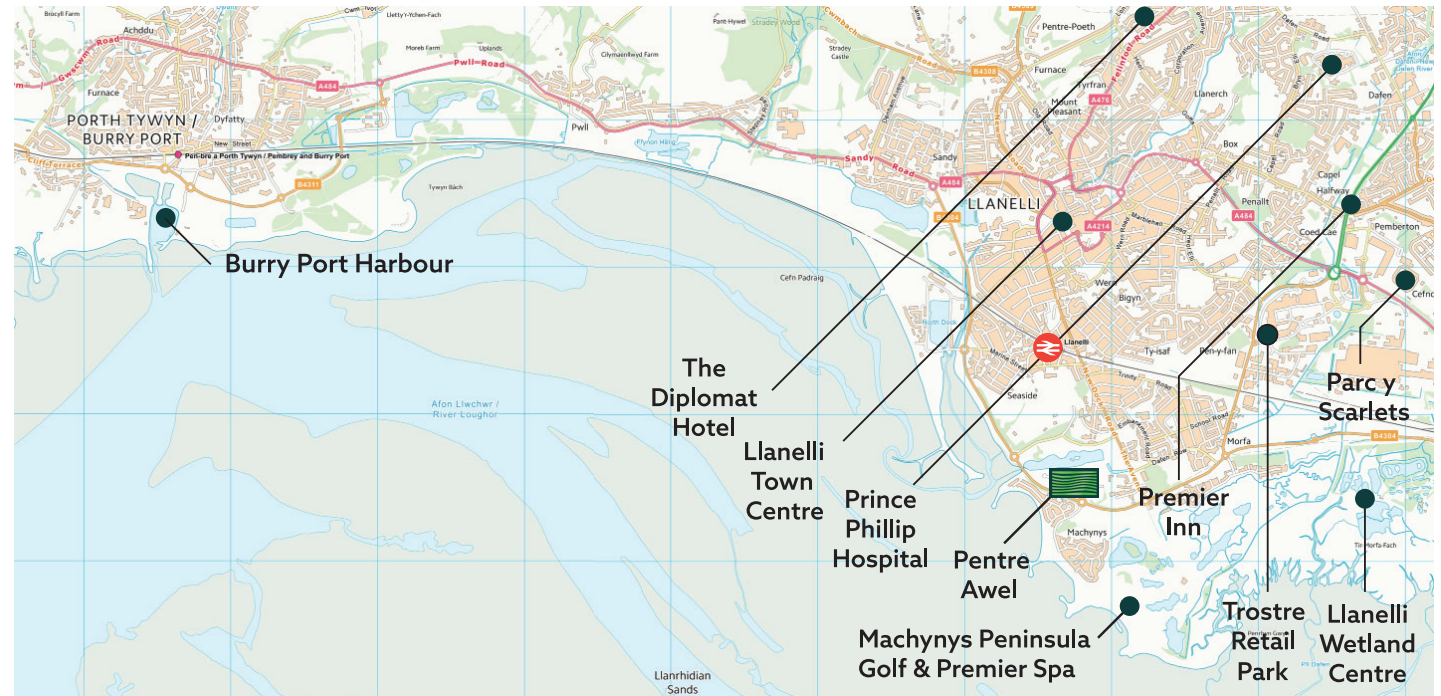
Love where you live and work.

Llanelli is a vibrant and modern destination where people can enjoy both living and working.

With its close proximity to Swansea and Cardiff, **Canolfan Pentre Awel** offers not only a high-quality environment but also excellent access to transport links to Swansea, Cardiff and beyond.

Just a few minutes' walk in one direction takes you to the dynamic town centre.

Head the other way and you will find yourself on the traffic free, 20km Millennium Coastal Path, offering stunning views of the Gower and ample space to walk, think and breathe.



darganfodsirgar.com
discovercarmarthenshire.com

Further information and enquiries.

Gary Carver
(07972 000171)
gcarver@savills.com

Will Evans
(07870 999643)
will.evans@savills.com



Roger Poolman
(07775 037782)
roger@bp2property.com

David Blyth
(07966 752301)
david@bp2property.com

Ceri Daniel
(07882 7120389)
ceri@bp2property.com



Pentre Awel business
innovation team

pentreawel@carmarthenshire.gov.uk



<https://www.carmarthenshire.gov.wales/home/business/development-and-investment/pentre-awel/>

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