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ORDNANCE SURVEY TILE SN 4019
NATIONAL GRID REFERENCE SN 405199

Clive Ball BSc (Hons) MRICS
Head of Property
Specialist Estates Services

Title
**Welsh Government Offices,
Picton Terrace,
Carmarthen.**

Area = 0.506 (w) & 0.192 (e) ha
1.250 (w) & 0.473 (e) acres

Scale
1:1250 @ A3

Produced by
CW/TJE

Date Issued
TJE 07/07/23

Date Created
July 2023

Drawing Number

_01S/1

LOWER GROUND FLOOR - PART BUILDING V4

SCHEDULE OF ACCOMMODATION - GIFA 481 sqm

OFFICE ACCOMMODATION

- 36 no. OPEN PLAN HYBRID WORKING HOT-DESKS
- 1 no. 2 PERSON ADMIN/RECEPTION OFFICE

COLLABORATIVE WORKSPACES

- 2 no. 4 PERSON BUSYPOD BOOTHS
- 1 no. 4 PERSON 'JAZZ' COLLABORATION BOOTHS

GENERAL ACCOMMODATION

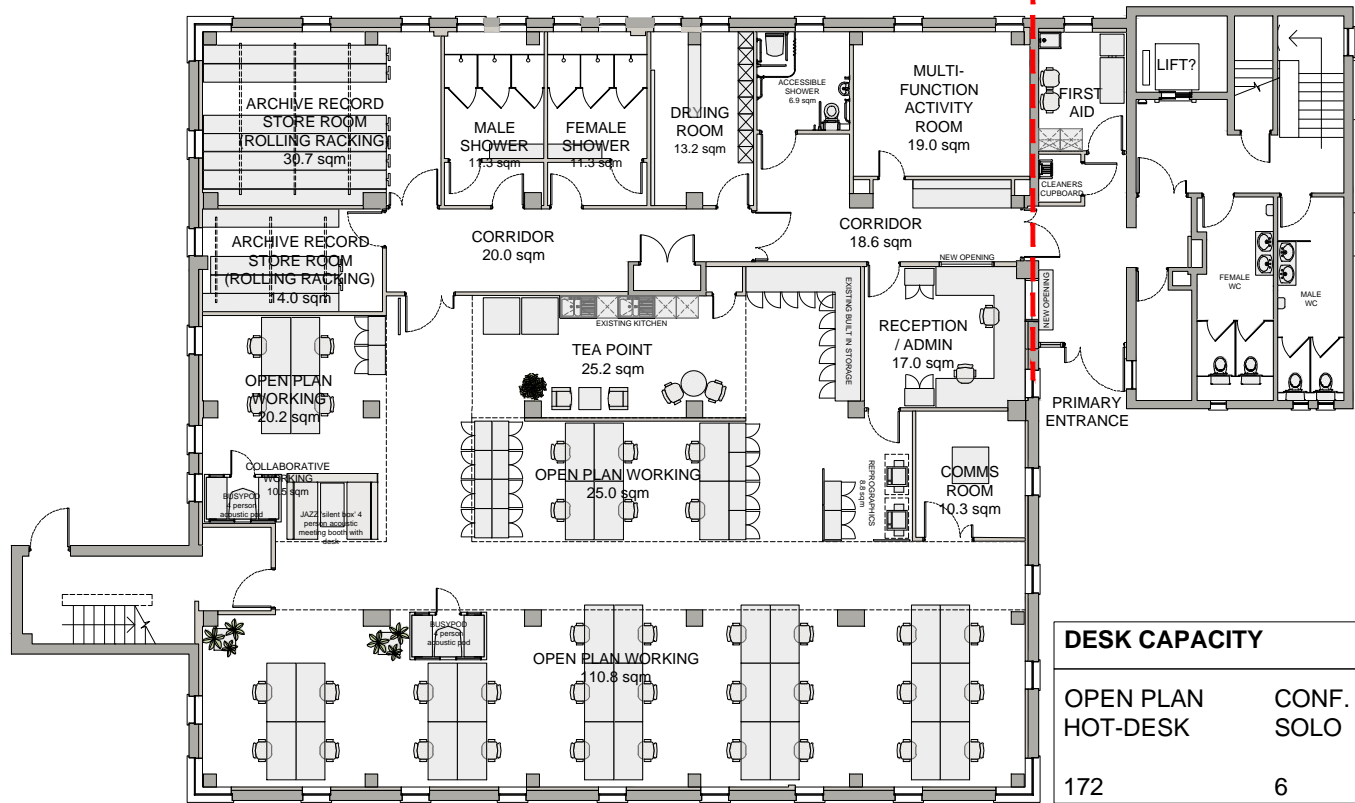
- TEA POINT (EXISTING)
- ARCHIVE RECORD STORAGE
- COMMS ROOM

HDUHB ACCOMMODATION

- 3no. MALE SHOWERS
- 3no. FEMALE SHOWERS
- DRYING ROOM
- FIRST AID ROOM
- MULTI-FUNCTION ROOM (i.e. exercise classes, yoga, events)
- FAITH ROOM

SHARED ACCOMMODATION

- MALE / FEMALE / WC'S
- FIRST AID ROOM



DESK CAPACITY							
OPEN PLAN HOT-DESK	CONF. SOLO SOLO	COLAB. OFFICE	QUIET OFFICE	DIGITAL OFFICE	SOLO OFFICE	EXEC. SUPPORT	TOTAL
172	6	18	11	4	8	4	223 DESKS
FTE OCCUPANCY (RATIO)							
7/10	3/10	3/10	7/10	7/10	1/1	1/1	
246	20	60	16	6	8	4	359 FTE

WELSH GOVERNMENT BUILDING
PICKTON TERRACE
CARMARTHEN

GROUND FLOOR - PART BUILDING V4

SCHEDULE OF ACCOMMODATION - GIFA 481 sqm

OFFICE ACCOMMODATION

- 38 no. OPEN PLAN HYBRID WORKING HOT-DESKS (C)
- 7 no. QUIET / FOCUSED WORK HOT-DESKS
- 4 no. DIGITAL HOT DESK (OFFICE)
- 3 no. CONFIDENTIAL / SOLO WORK ROOMS/PODS

MEETING ROOMS

- 1 no. 8 PERSON
- 2 no. 16 PERSON (divisible into 2no. 10 person)

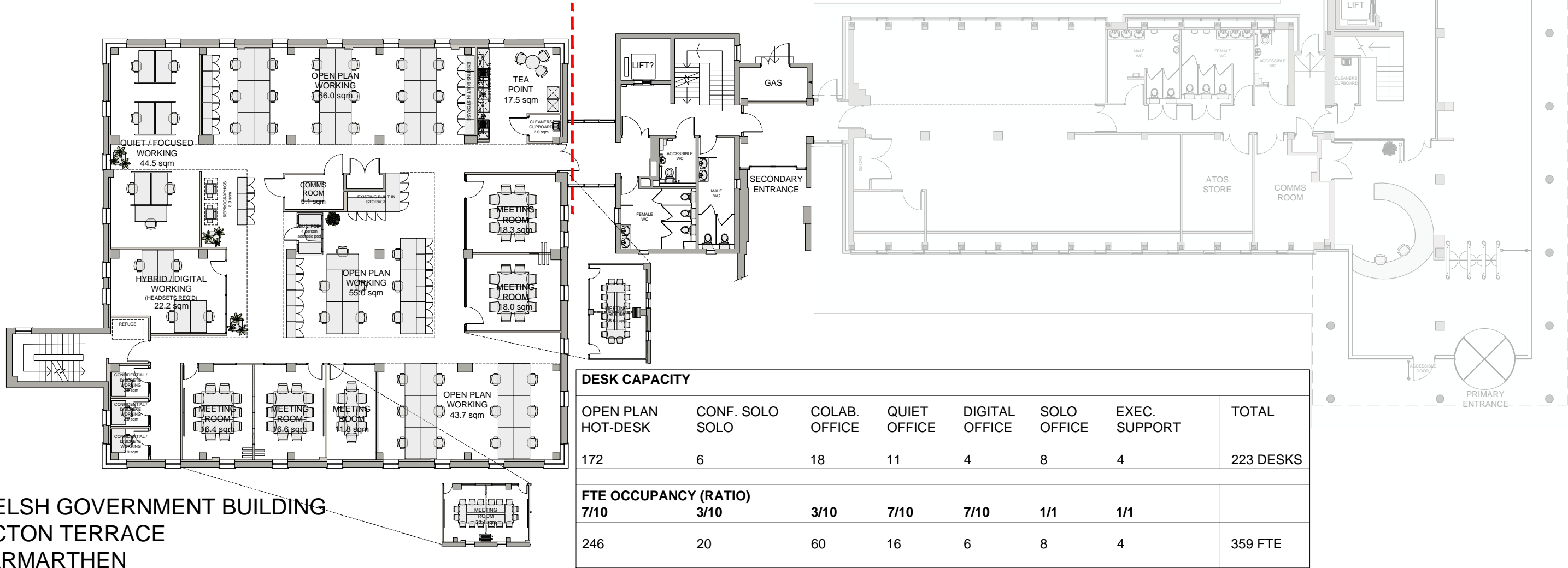
COLLABORATIVE WORKSPACES

GENERAL ACCOMMODATION

- 1no. REPROGRAPHICS AREAS
- 1no. OFFICE TEA POINT (EXISTING)
- COMMS ROOM

SHARED ACCOMMODATION

- MALE / FEMALE / ACCESSIBLE WC'S



WELSH GOVERNMENT BUILDING
PICKTON TERRACE
CARMARTHEN

FIRST FLOOR - PART BUILDING V4

SCHEDULE OF ACCOMMODATION - GIFA 481 sqm

OFFICE ACCOMMODATION

- 52 no. OPEN PLAN HYBRID WORKING HOT-DESKS
- 4 no. QUIET / FOCUSED WORK HOT-DESKS
- 3 no. CONFIDENTIAL / SOLO WORK ROOMS
- 2 no. COLLABORATIVE WORK ROOMS
- 1 no. SOLO OFFICE / MEETING ROOM

MEETING ROOMS

- 1 no. 10 PERSON

COLLABORATIVE WORKSPACES

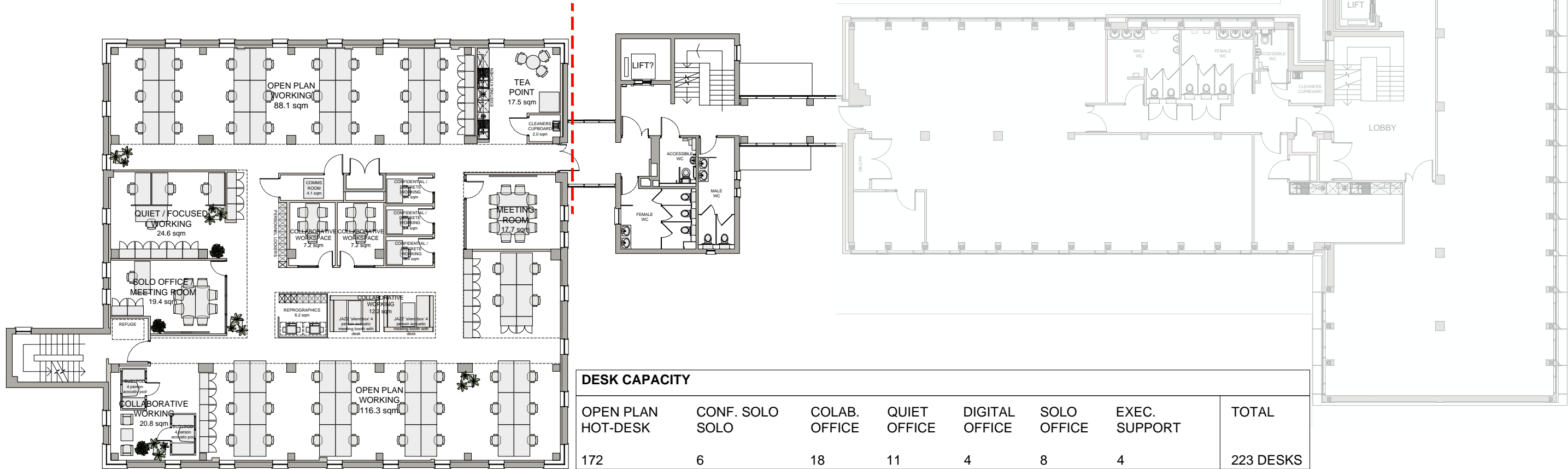
- 2 no. 4 PERSON 'JAZZ' COLLABORATION BOOTHS
- 2 no. 4 PERSON BUSYPOD BOOTHS
- 1 no. 2 PERSON INFORMAL SPACES

GENERAL ACCOMMODATION

- 1no. OFFICE TEA POINT (EXISTING)
- 1no. REPROGRAPHICS AREAS

SHARED ACCOMMODATION

- MALE / FEMALE / ACCESSIBLE WC'S



DESK CAPACITY							
OPEN PLAN HOT-DESK	CONF. SOLO SOLO	COLAB. OFFICE	QUIET OFFICE	DIGITAL OFFICE	SOLO OFFICE	EXEC. SUPPORT	TOTAL
172	6	18	11	4	8	4	223 DESKS
FTE OCCUPANCY (RATIO)							
7/10	3/10	3/10	7/10	7/10	1/1	1/1	
246	20	60	16	6	8	4	359 FTE

WELSH GOVERNMENT BUILDING
PICTON TERRACE
CARMARTHEN

SECOND FLOOR - PART BUILDING V4

SCHEDULE OF ACCOMMODATION - GIFA 481 sqm

OFFICE ACCOMMODATION

- 36 no. OPEN PLAN HYBRID WORKING HOT-DESKS
- 2 no. EXECUTIVE SUPPORT DESKS
- 7 no. 1 PERSON EXECUTIVE OFFICE / MEETING ROOM

MEETING ROOMS

- 1 no. 8 PERSON
- 1 no. 10 PERSON

COLLABORATIVE WORKSPACES

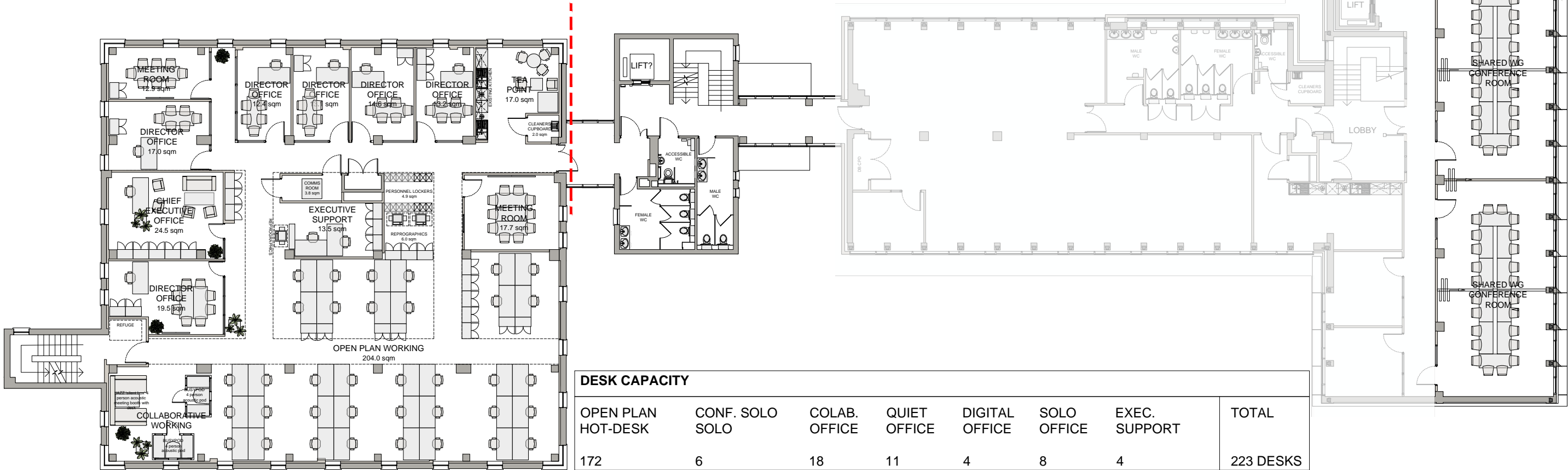
- 1 no. 4 PERSON 'JAZZ' COLLABORATION BOOTHS
- 2 no. 4 PERSON BUSYPOD BOOTHS
- 1 no. 2-4 PERSON INFORMAL SPACES

GENERAL ACCOMMODATION

- 1no. OFFICE TEA POINT (EXISTING)
- 2no. REPROGRAPHICS AREAS

SHARED ACCOMMODATION

- MALE / FEMALE / ACCESSIBLE WC'S



DESK CAPACITY							
OPEN PLAN HOT-DESK	CONF. SOLO SOLO	COLAB. OFFICE	QUIET OFFICE	DIGITAL OFFICE	SOLO OFFICE	EXEC. SUPPORT	TOTAL
172	6	18	11	4	8	4	223 DESKS
FTE OCCUPANCY (RATIO)							
7/10	3/10	3/10	7/10	7/10	1/1	1/1	
246	20	60	16	6	8	4	359 FTE

WELSH GOVERNMENT BUILDING
PICKTON TERRACE
CARMARTHEN

THIRD FLOOR - PART BUILDING V4

SCHEDULE OF ACCOMMODATION - GIFA 481 sqm

OFFICE ACCOMMODATION

- 10 no. OPEN PLAN HYBRID WORKING HOT-DESK OFFICE
- 8 no. OPEN PLAN COLLABORATIVE HOT DESKS
- 1 no.12 PERSON OPEN PLAN OFFICE

MEETING ROOMS

- 1 no. 10 PERSON
- 1 no. 14 PERSON CONFERENCE / BOARD ROOM
- 1 no. 16 PERSON CONFERENCE / BOARD ROOM (divisible into 1no. 12 person & 1no. 8 person)

COLLABORATIVE WORKSPACES

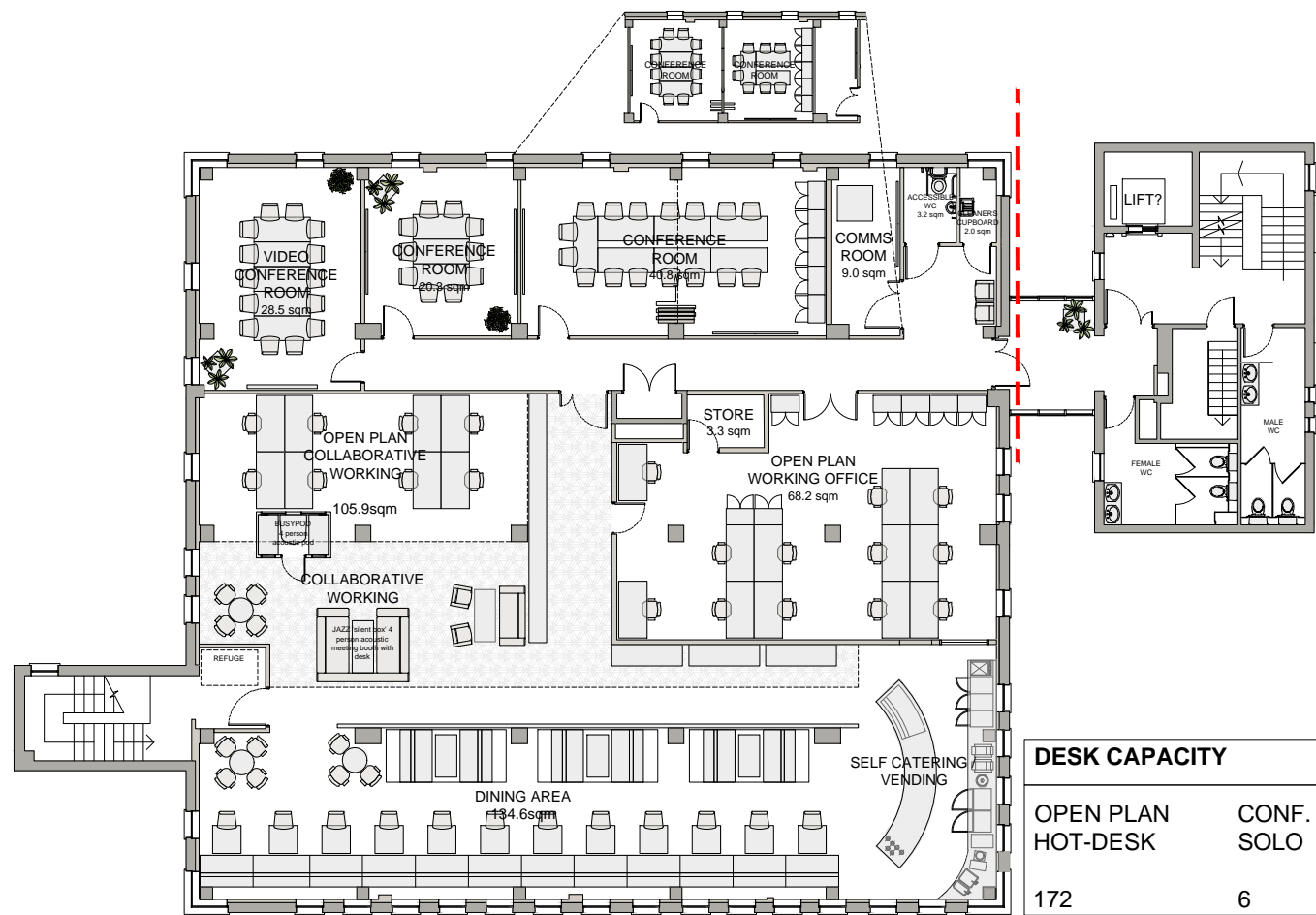
- 1 no. 4 PERSON 'JAZZ' COLLABORATION BOOTHS
- 1 no. 4 PERSON BUSYPOD BOOTHS
- 2 no. 2-4 PERSON INFORMAL SPACES

GENERAL ACCOMMODATION

- SELF SERVICE/VENDING STAFF BREAK FACILITY (REPURPOSED)
- 31+ SEAT DINING AREA (EXISTING)

SHARED ACCOMMODATION

- MALE / FEMALE / ACCESSIBLE WC'S



DESK CAPACITY							
OPEN PLAN HOT-DESK	CONF. SOLO SOLO	COLAB. OFFICE	QUIET OFFICE	DIGITAL OFFICE	SOLO OFFICE	EXEC. SUPPORT	TOTAL
172	6	18	11	4	8	4	223 DESKS
FTE OCCUPANCY (RATIO)							
7/10	3/10	3/10	7/10	7/10	1/1	1/1	
246	20	60	16	6	8	4	359 FTE

WELSH GOVERNMENT BUILDING
PICTON TERRACE
CARMARTHEN