

Canolfan

LLANELLI - SIR GÂR - CYMRU



Pentre Awel

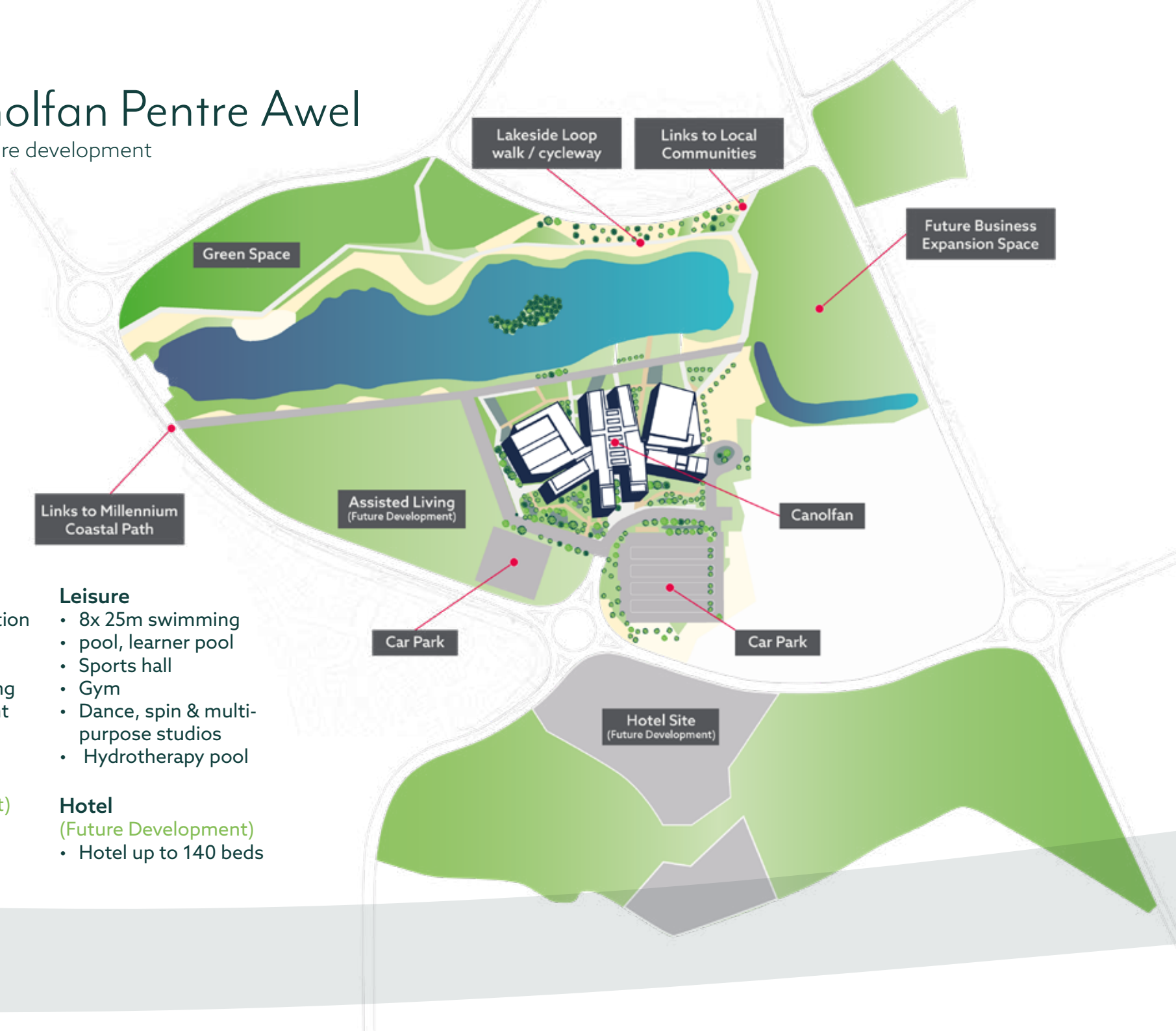
LLANELLI - CARMARTHENSHERE - WALES





Canolfan Pentre Awel

and future development



Canolfan

- Business & Innovation
- Clinical Delivery & Research Centre
- Education & Training
- Conference & Event Facility

Assisted Living

(Future Development)

- Nursing home
- Extra care
- Assisted living

Leisure

- 8x 25m swimming pool, learner pool
- Sports hall
- Gym
- Dance, spin & multi-purpose studios
- Hydrotherapy pool

Hotel

(Future Development)

- Hotel up to 140 beds

Canolfan Pentre Awel, a place to thrive

Welcome to Canolfan Pentre Awel, premier destination for innovation, wellness and community.

We bring together health, wellbeing, education, business, research, community health care and leisure all under one roof, creating opportunities for everyone to learn, connect and thrive.

At Canolfan Pentre Awel, you will find modern fitness and leisure facilities, space for community groups and events, support for education, skills, access to health and wellbeing services and business expansion, all designed to improve quality of life.

Whatever you come here for, our doors are open to you.

Join us in shaping a healthier, more connected future.



Take a ^{360°}
view of the site





Swimming Pools and
Hydrotherapy Pool

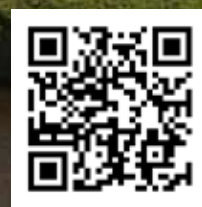
Education

Business and
Innovation

Community
Health Care

Sports Hall, Gym and
Multi-purpose studios

About Pentre Awel



Get Active and Feel Well

Canolfan Pentre Awel offers state-of-the-art gym and leisure facilities to support you in your health, fitness and wellbeing journey.

Whether you're looking for independent work out spaces, to join a fitness class or have a relaxing swim, Canolfan is equipped for your needs.

Canolfan Pentre Awel is home to the following:

Large gym:

A 600sqm gym.

EGYM equipment:

For quicker, smarter, more personalised workouts every time.

Top of the range kit:

Strength, cardio, and functional fitness kit from Precor, BLK BOX, EGYM, Keiser and Intelligent Cycling.

Spin studio:

Dedicated Spin Studio with Keiser bikes.

Fitness studios:

Spacious Fitness studios for a variety of classes.

Pools:

25m, 8-lane pool
Learner pool.

Hydrotherapy pool:

Dedicated hydrotherapy pool for therapeutic use.

Sports courts:

8 badminton courts (2 full sized netball courts) sports hall for all your favourite indoor sports.



Health and Research

Real-World Testbed for Innovation

At **Canolfan** Pentre Awel, research happens alongside care, embedded within community health services and tested in real-world settings.

By bringing together health and social care, academia and industry in one place, **Canolfan** Pentre Awel supports cutting-edge research and prevention-focused approaches, improving population health now and for the future.

Healthcare, Closer to Home

Hywel Dda University Health Board offers a range of community health services at **Canolfan** Pentre Awel in a modern, non-clinical setting designed around comfort and accessibility.

Services on site include phlebotomy (blood testing services), community clinics and consultation spaces, therapeutic and rehabilitation facilities, including hydrotherapy.

This integrated model makes care more accessible, convenient and part of everyday life for our local community.



Located at **Canolfan**

TriTech is at the heart of Hywel Dda University Health Board's innovation approach. It's based at Canolfan Pentre Awel, which makes the centre a focal point for health and life sciences innovation in Mid and West Wales.

Working alongside Hywel Dda University Health Board's Research, Innovation & Value (RIV) teams, TriTech brings together clinical care, research and business to:

- Develop and test solutions in real-world environments
- Collaborate directly with NHS, academic and industry partners
- Accelerate innovation from idea to impact

With access to Hywel Dda University Health Board's wider health and care network, TriTech enables innovation to be developed, applied and scaled more effectively.



Professor Leighton Phillips, Director for Research, Innovation and University Partnerships, Hywel Dda University Health Board:

"Pentre Awel is a powerful example of innovation led regeneration, creating a unique environment where health innovation can be designed, tested, and implemented side by side with clinical services and the communities we serve."

"Our purpose designed unit provides us with a permanent home to support research, evaluation, collaboration with industry, and the adoption of digital and preventative innovations at scale, ensuring that new ideas translate into real, lasting benefits for patients and services across Wales and beyond."

A Connected Innovation Ecosystem

Co-location at **Canolfan** Pentre Awel creates a powerful ecosystem where organisations can:

- Collaborate with leading experts
- Access specialist facilities and innovation networks
- Co-develop and trial new approaches in live settings

The result: faster innovation, stronger partnerships and real improvements in health and wellbeing in Carmarthenshire and across Wales.

Work, Innovate and Grow

Explore what we have to offer you and your business as **Canolfan** establishes itself as a leading, forward thinking, dynamic business facility.

Canolfan Pentre Awel's forward-thinking Business and Innovation space is designed to inspire growth, collaboration, and innovation. At its core is a dynamic environment where entrepreneurs, start-ups, and established organisations come together to develop ideas, share expertise, and drive economic progress.

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.

We engage with partners across the private and public sectors, as well as universities, colleges, schools, community groups, residents, and third-sector organisations, creating a truly connected and collaborative ecosystem.

We are seeking businesses aligned with our focus on life sciences, research, social care, health, and wellbeing, supporting the community to lead active and healthy lives.

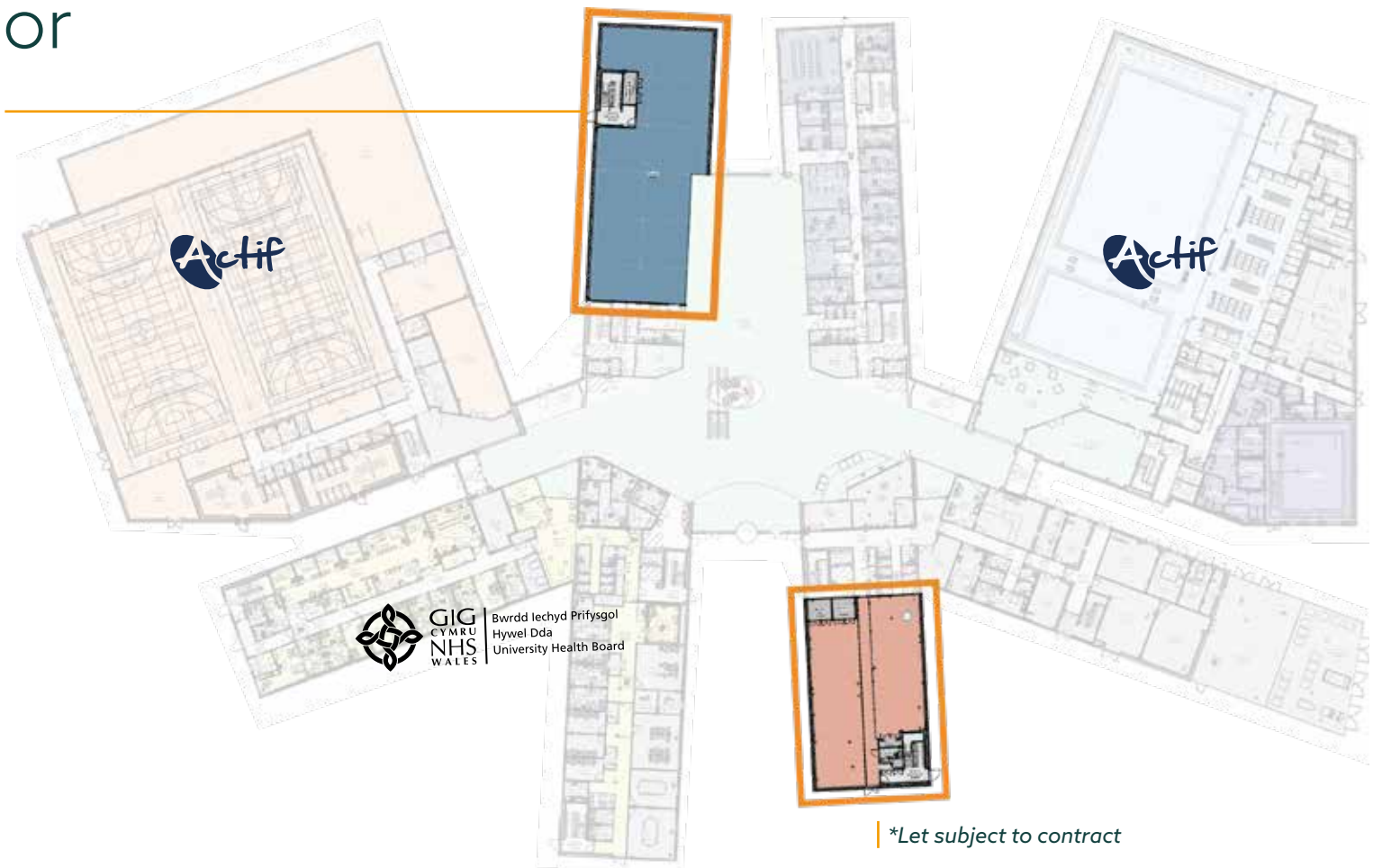
Opportunities

- Shell and core spaces for bespoke fit-outs
- High-quality offices within our Business and Innovation floor (available Mid 2027)
- Hot desking
- Consultation / treatment rooms
- Event space
- Meeting rooms
- Conference space



Ground Floor

Opening in Mid 2027
conferencing facilities at
Canolfan Pentre Awel provide
a modern, flexible setting
for meetings, events, and
collaboration, designed to
bring people together in a
professional and inspiring
environment.



Conferencing, Events and Meeting Spaces

Our modern conferencing (opening mid 2027) and event spaces are perfect for meetings, conferences, workshops, dinners and community gatherings. Every space is designed to encourage collaboration and connection.

Flexible Spaces for All

- **Meeting Suites:** For executive meetings, training and private discussions,
- **Conference & Event Spaces:** Ideal for seminars, exhibitions and business networking,
- **Large-Scale & Evening Events:** Host gala dinners, community celebrations and cultural events.

Enhancing Your Event

- Easy networking and access to café and wellbeing facilities,
- Customisable layouts for any event,
- High-quality audiovisual technology, including screens, sound systems and reliable connectivity.

Professional and Seamless

- Flexible booking,
- High-quality facilities and support,
- Spaces for breakout sessions and networking,
- Catering options all sourced from our local Welsh Suppliers,
- Accessible location with strong transport links.

Create Memorable Events

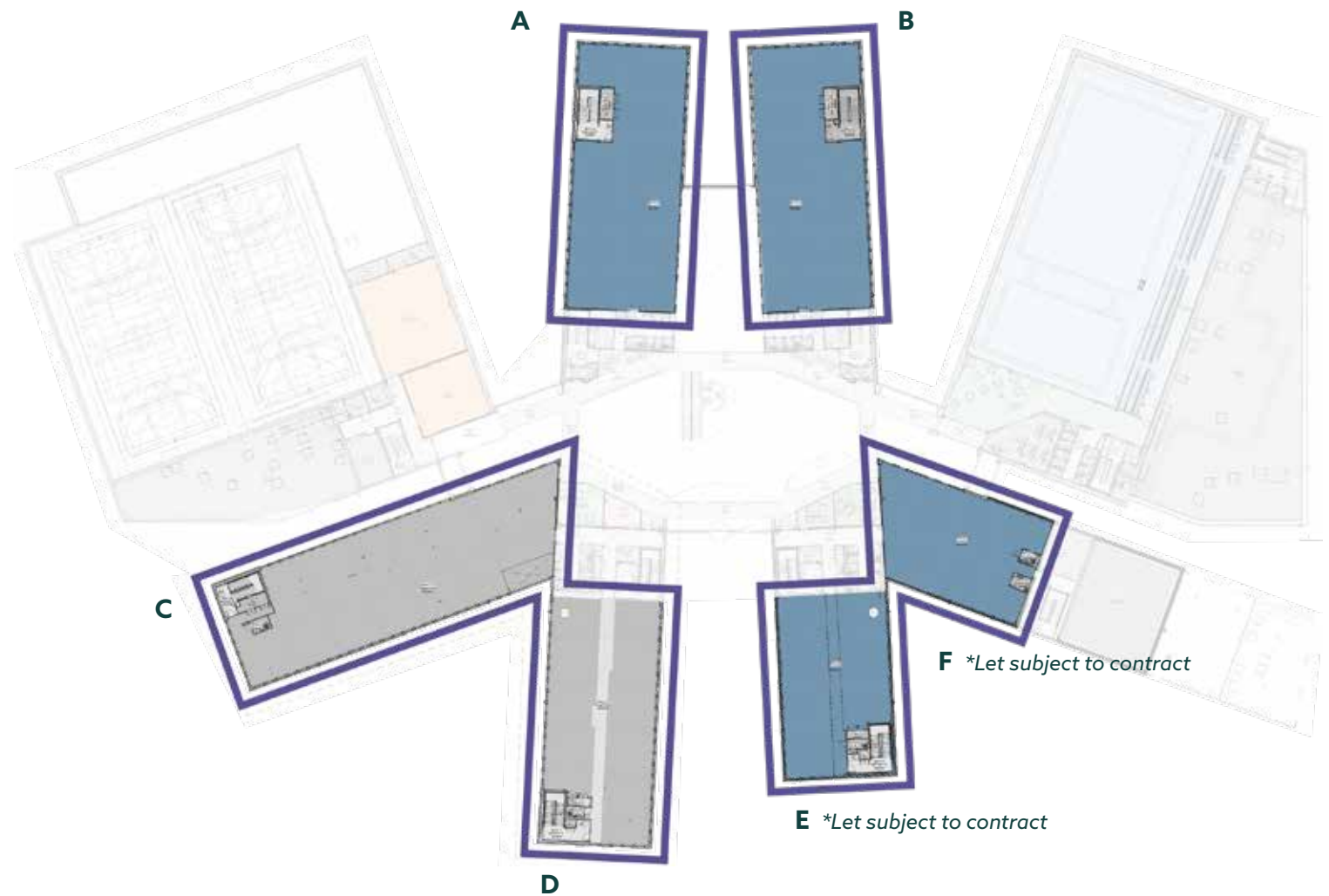
At **Canolfan** Pentre Awel, every event becomes part of a wider story, one that connects people, ideas and communities.

First Floor

Shell and core space.

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

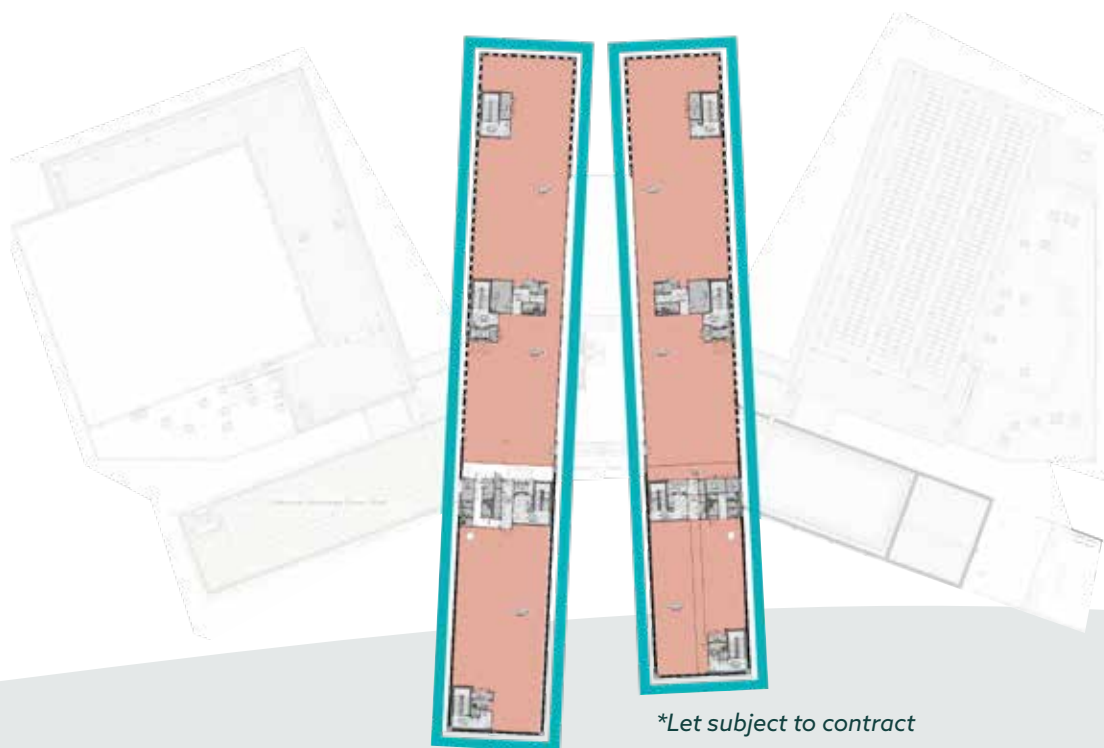


Second Floor

Business and innovation offices available.

West Wing is our dedicated business and innovation floor, offering a mix of smaller offices from 200ft² to medium and larger suites up to 1500ft².

Ready Mid 2027



**Let subject to contract*

Area	Size	ft ²	M ²	Available**
North	Small Suite	409	38	Let STC
	Small Suite	226	21	Let STC
	Small Suite	247	23	Available
	Small Suite	161	15	3 available
	Large Suite	1141	106	Available
	Medium Suite	549	51	Available
	Small Suite	344	32	Available
	Co-working	441	41	Available
	Small Suite	151	14	2 Available
Central	Small Suite	312	29	Available
	Small Suite	151	14	Available
	Co-Working	441	41	Available
	Small Suite	151	14	Available
	Small Suite	151	14	Available
	Small Suite	344	32	Available
	Medium Suite	549	51	Available
South	Small Suite	215	20	7 Available
	Large Suite	990	82	Available
	Medium Suite	570	53	Available
	Medium Suite	420	38	Available

** Availability at time of print

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.



Why Choose Canolfan

Facilities at a Glance.

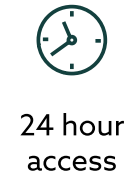
Lease Terms

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

Service Charge

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

Further details on request.



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.

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



1hr 15min



1hr 10min

M4
Bristol 90



1hr 45min



2hr 10min

M4
London 200

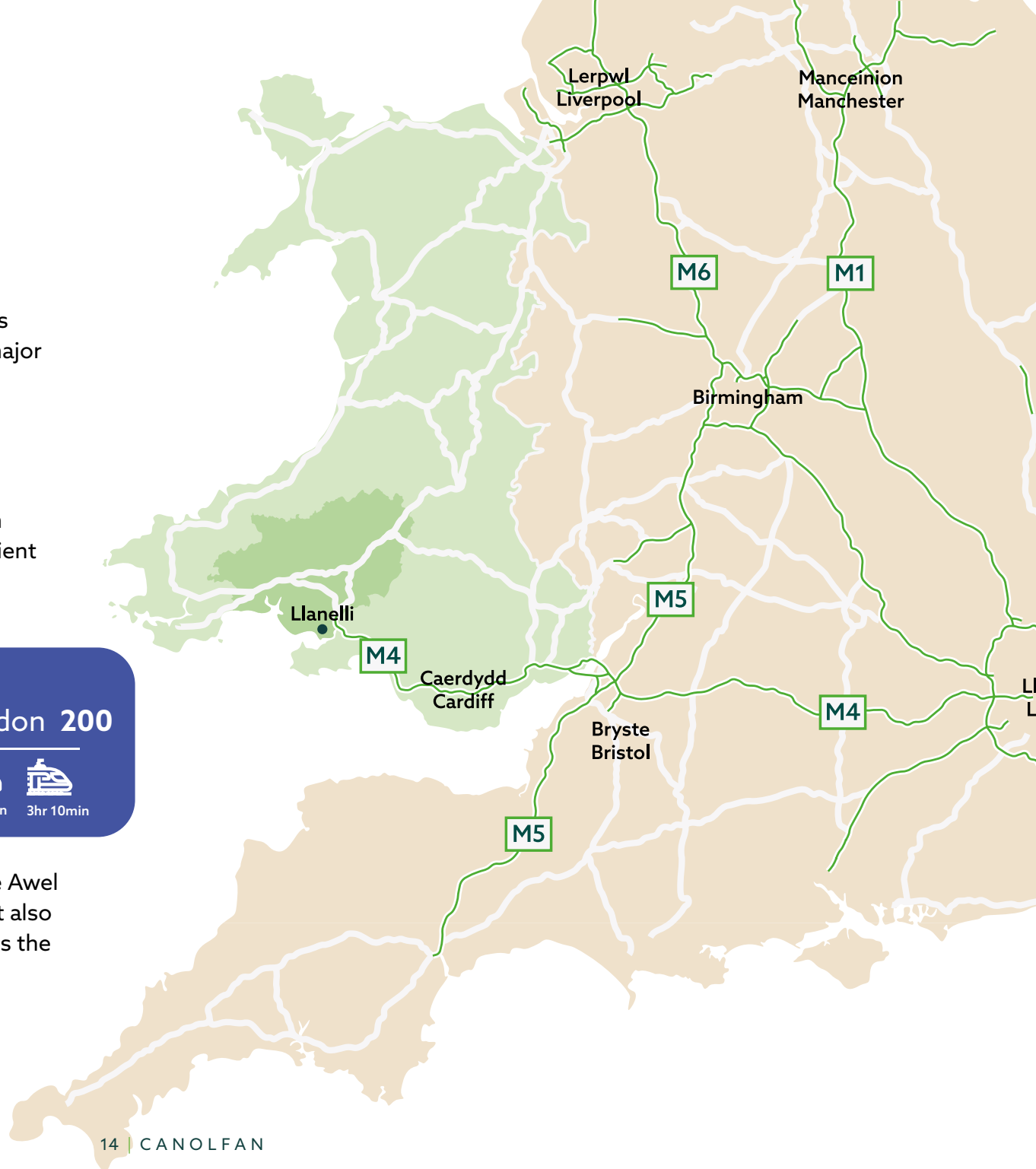


3hr 45min



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.

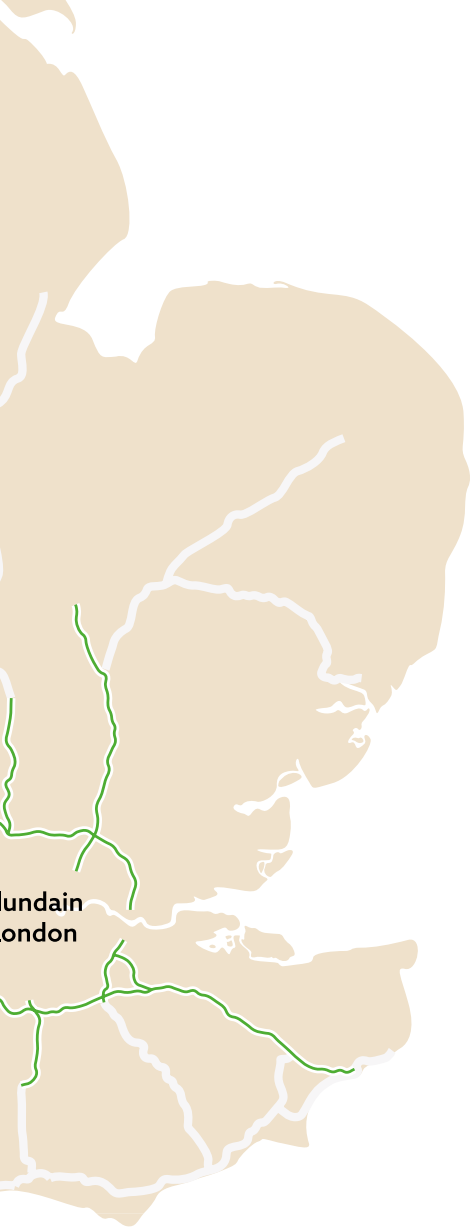


Walk, Ride, Arrive!

At Canolfan Pentre Awel, we're also encouraging visitors to make the most of the well-connected local footpaths and cycle routes for a more active way to travel.

Our Travel Plan supports fewer car journeys and makes it easier to choose walking or cycling as part of your visit.

By travelling actively, you can help reduce congestion, improve air quality, and enjoy a healthier, more enjoyable journey.



Love where you live and work

Llanelli offers a blend of community spirit, natural beauty and modern opportunity. The town centre is anchored by a large indoor market hall, that features local produce, artisan goods and independent traders.

Just a short distance away, Parc Trostre Retail Park provides a complementary offer of high street brands set in a modern environment.

Carmarthenshire is one of Wales' top tourist destinations. Explore the 13 miles of traffic free coastal path, play golf at the Jack Nicklaus designed championship Machynys or enjoy one of the magnificent country parks and beaches.

Carmarthenshire has ample space to walk, think and breathe.





darganfodsirgar.com
discovercarmarthenshire.com

Further information and enquiries



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www.carmarthenshire.gov.wales/home/business/development-and-investment/pentre-awel/



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