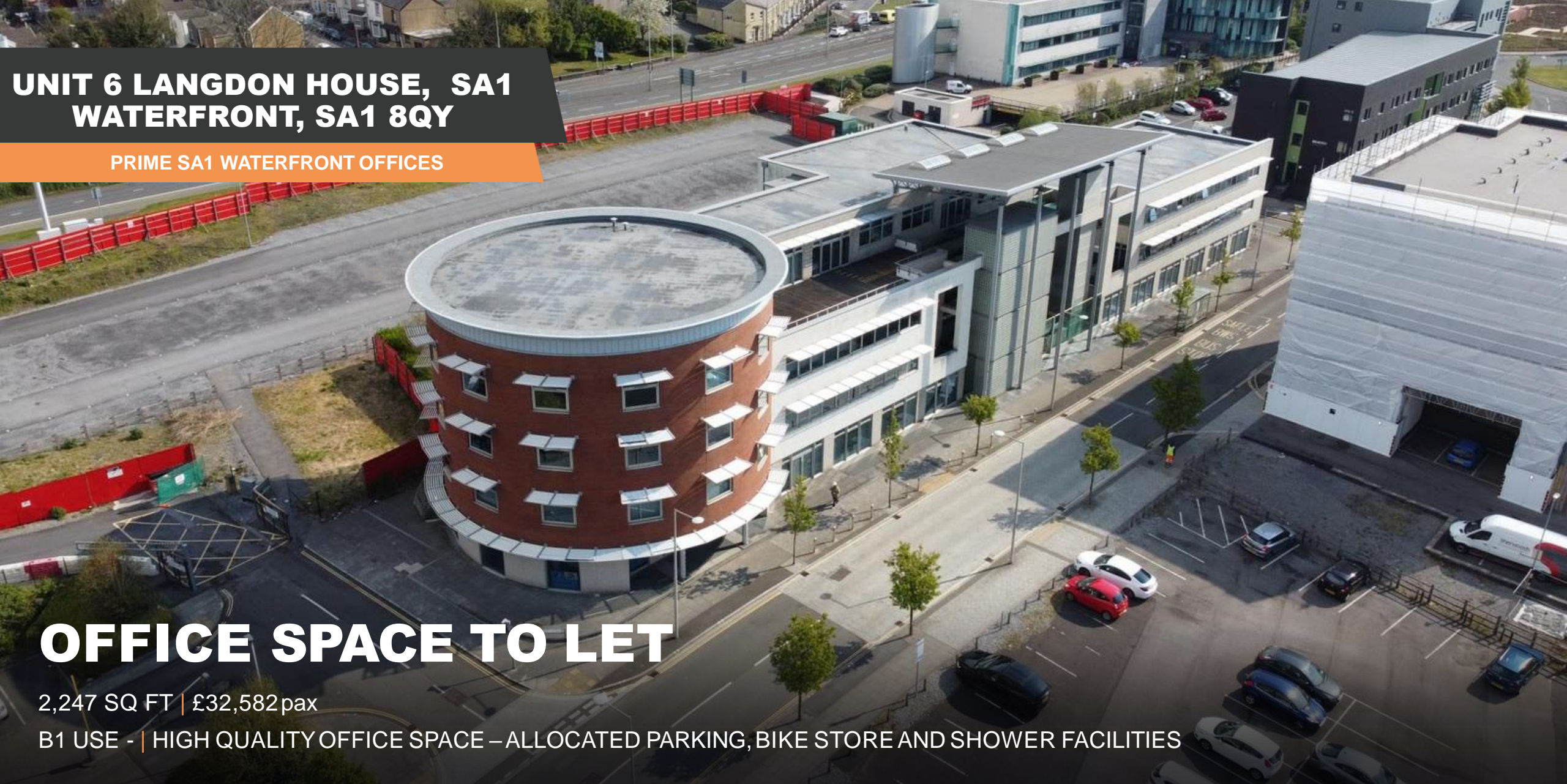


**UNIT 6 LANGDON HOUSE, SA1
WATERFRONT, SA1 8QY**

PRIME SA1 WATERFRONT OFFICES



OFFICE SPACE TO LET

2,247 SQ FT | £32,582 pax

B1 USE - | HIGH QUALITY OFFICE SPACE – ALLOCATED PARKING, BIKE STORE AND SHOWER FACILITIES

GCS | GLANMOR CHARTERED
SURVEYORS

01792 439105 | info@glanmorproperty.co.uk
Cambrian House, Cambrian Place, Swansea, SA1 1RH

 **RICS**
Regulated by RICS

UNIT 6 LANGDON HOUSE, SA1 WATERFRONT, SA1 8QY

PRIME SA1 WATERFRONT OFFICES

LOCATION

The premises is situated on the second floor within Langdon House and part of the SA1 Waterfront development on the edge of Swansea City Centre

Opposite Langdon House is Premier Inn and Tesco Express, with a number of restaurants and the newly built Sancta Maria Hospital nearby. The premises is well located within the City Centre to provide convenient commuting access.

The offices benefit from excellent transport links being situated 4 miles from junction 42 of the M4.

DESCRIPTION

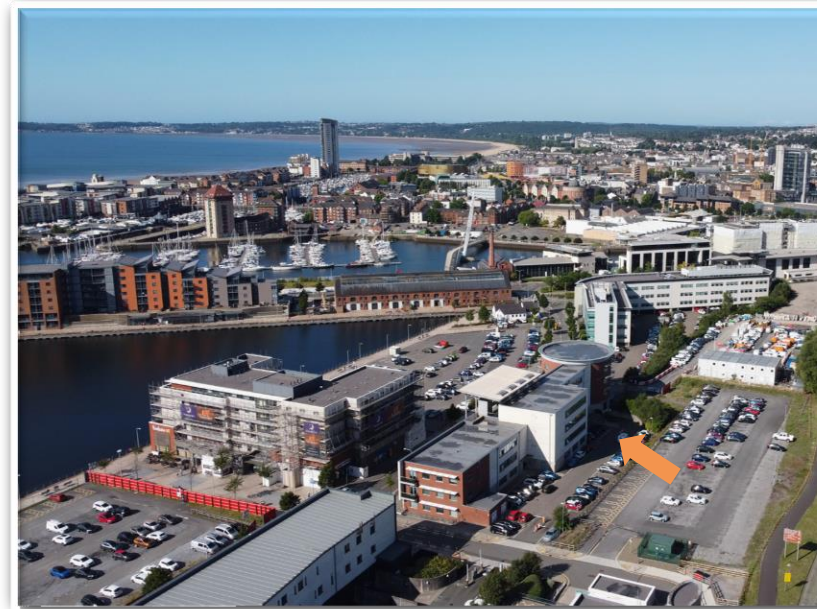
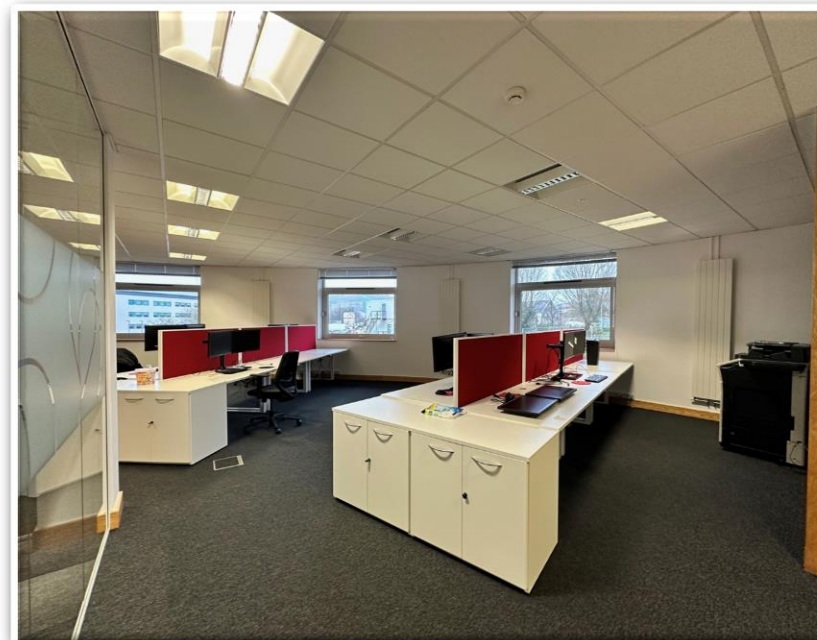
The premises comprises second floor BREEAM Excellent rated office accommodation within a modern development with views over SA1 Waterfront.

The office is offered with a specification comprising suspended ceilings and raised carpeted flooring throughout, with kitchen and WC facilities.

The premises benefits from 6 designated car parking spaces, with communal bike storage and shower facilities. There is also a lift serving the property.

ACCOMMODATION

AREA	m ²	ft ²
First Floor Office	208.76	2,247 ft



UNIT 6 LANGDON HOUSE, SA1 WATERFRONT, SA1 8QY

PRIME SA1 WATERFRONT OFFICES

RENT

£32,582 per annum exclusive.

TENURE

Terms to be negotiated.

VAT

All figures are exclusive of VAT, where applicable.

SERVICE CHARGE

A service charge will be levied to cover the maintenance and upkeep of the common parts.

BUSINESS RATES

Our inspection of the rating list shows the following assessment for the subject premises.

Rateable Value: £27,750 (April 2023)

UBR for Wales 2024/25 56.2p in the £

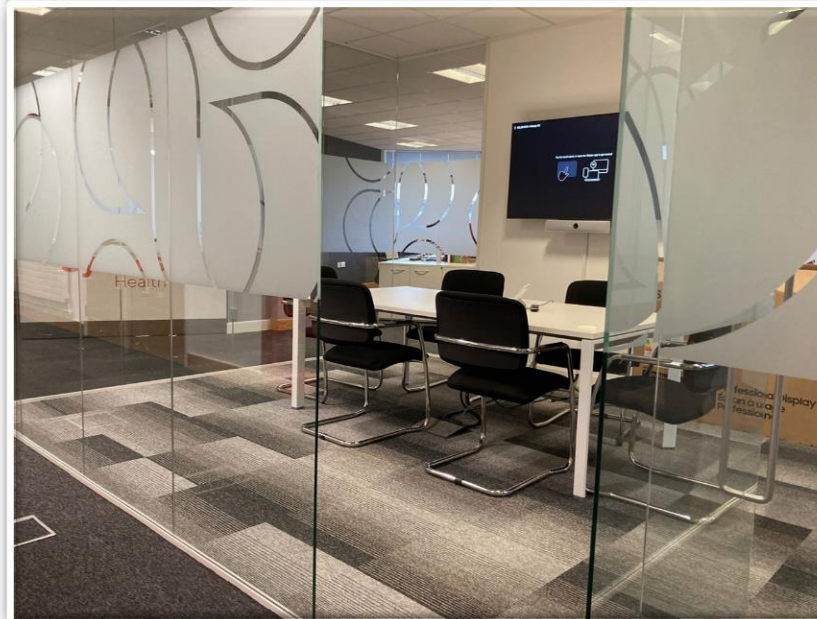
Rates Payable: £15,595

EPC RATING

The property has an EPC rating of: C - 69

PLANNING PERMISSION

Under the Town and Country Planning Act the premises benefits from B1 use.



UNIT 6 LANGDON HOUSE, SA1 WATERFRONT, SA1 8QY

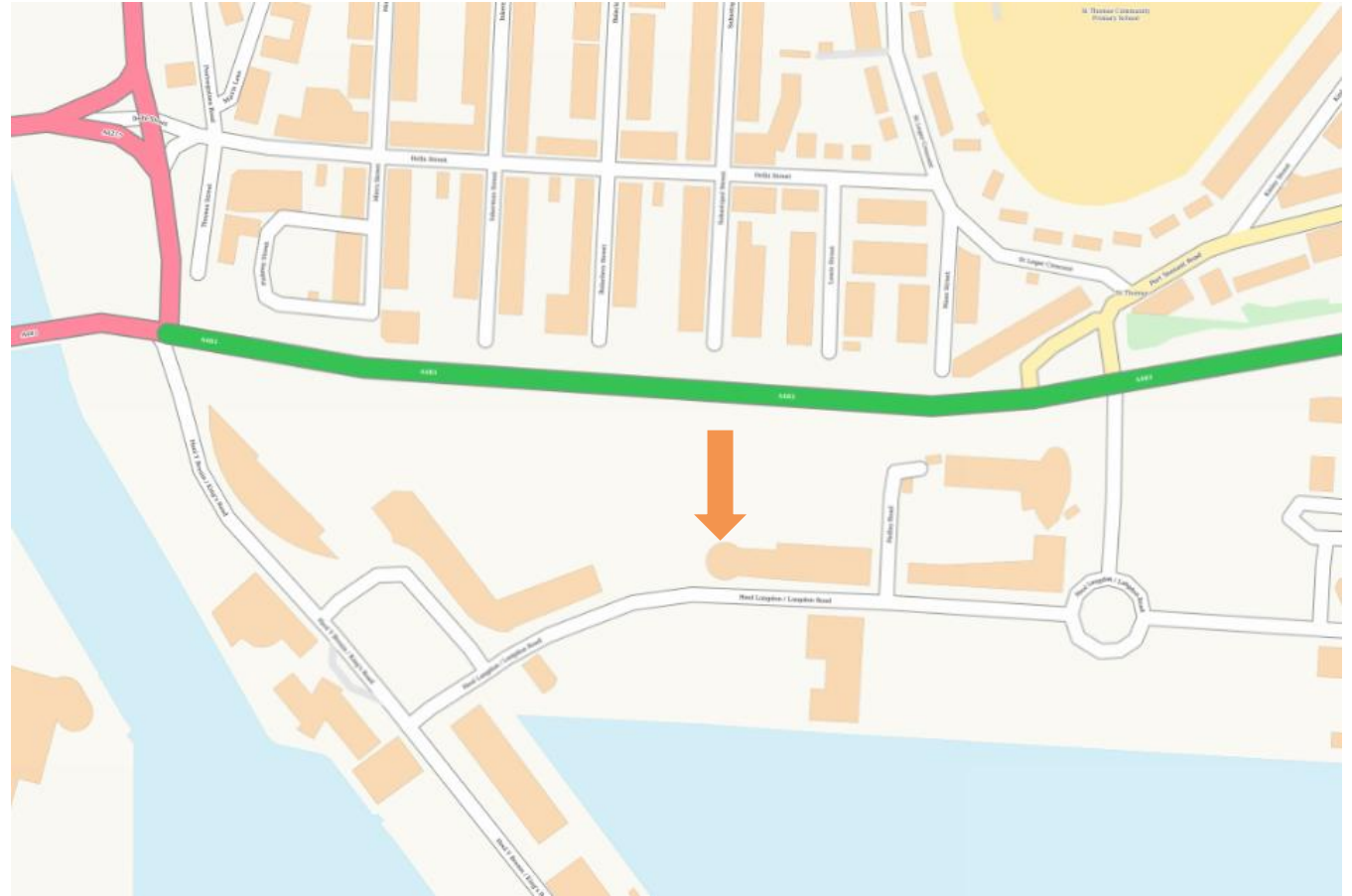
PRIME SA1 WATERFRONT OFFICES

CONTACT

For further information and to arrange a viewing please contact Glanmor Chartered Surveyors.

Tel: 01792 439105

Email: info@glanmorproperty.co.uk



SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, October 2024. Important notice relating to the Misrepresentation Act 1967. Glanmor Property Ltd act for itself and the vendor as agents for the vendor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.