

**SUITE 4, LANGDON HOUSE, SA1
WATERFRONT, SWANSEA SA1 8QY**

Office Space in Prime Waterfront Location

DUE TO RELOCATION - OFFICE SPACE FOR SALE/TO LET

2,413 SQ.FT | £35,000 PAX OR SALE PRICE ON APPLICATION

RARE OPPORTUNITY TO PURCHASE OFFICE SPACE IN THE DESIRABLE SA1 WATERFRONT | ALSO AVAILABLE TO LET | 6 PARKING SPACES



GLANMOR CHARTERED
SURVEYORS

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Cambrian House, Cambrian Place, Swansea, SA1 1RH



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LOCATION

Available due to relocation, the suite is situated on the ground floor within Langdon House, part of the vibrant SA1 Waterfront development on the fringe of Swansea City Centre.

The surrounding area is well-served by local amenities, including a Premier Inn and Tesco Express directly opposite, as well as a variety of restaurants and the recently developed Sancta Maria Hospital nearby.

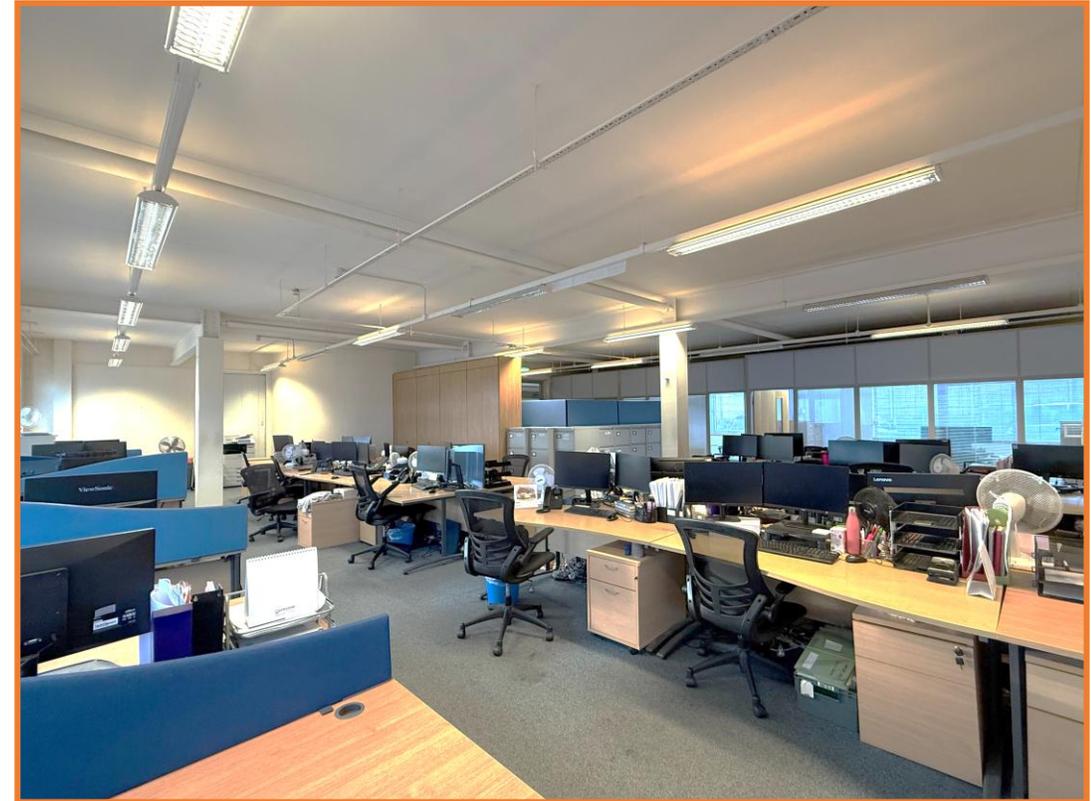
This location offers excellent accessibility for commuters, with strong transport links and easy access to the M4 motorway - approximately 4 miles from Junction 42.

DESCRIPTION

The suite offers ground floor office space within a modern, BREEAM 'Excellent'-rated building, enjoying attractive views over the SA1 Waterfront.

With access points from both inside Langdon House atrium and directly from Langdon Road, the accommodation comprised a combination of open-plan workspace with 3 private meeting rooms/offices, alongside kitchen and WC facilities.

The premises benefits from six designated car parking spaces, with additional access to shared visitor bays, communal cycle storage, and shower facilities. A lift serves all floors of the building, enhancing accessibility.



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ACCOMMODATION

Total Area	SQ M	SQ FT	RENT	SALE
Office Space	224.17	2,413	£35,000 PAX	On application

TENURE

The property is available for sale or on a new Internal Repairing & Insuring lease terms to be agreed.

RENT

A quoting rent of £35,000 per annum, exclusive of rates, utilities and service charge.

SALE

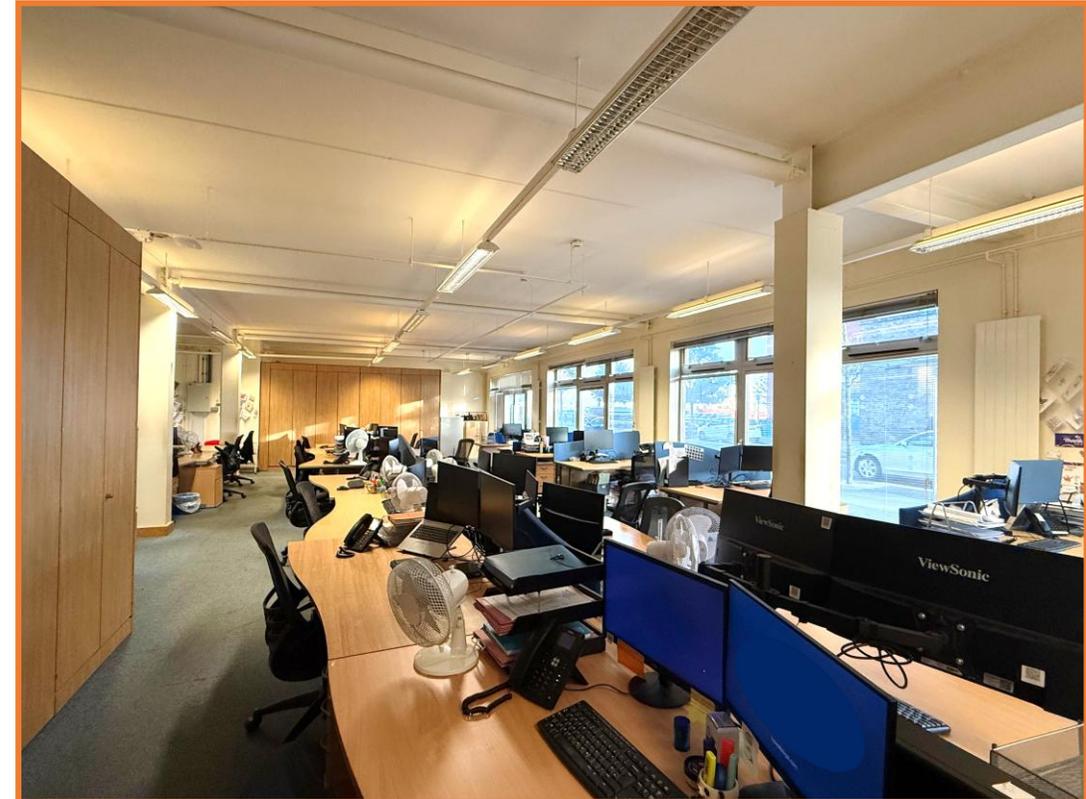
Further information can be provided upon application.

SERVICE CHARGE

A service charge will be levied to cover the maintenance and upkeep of the common areas of the property. This is currently set at £2.71 per sq.ft.

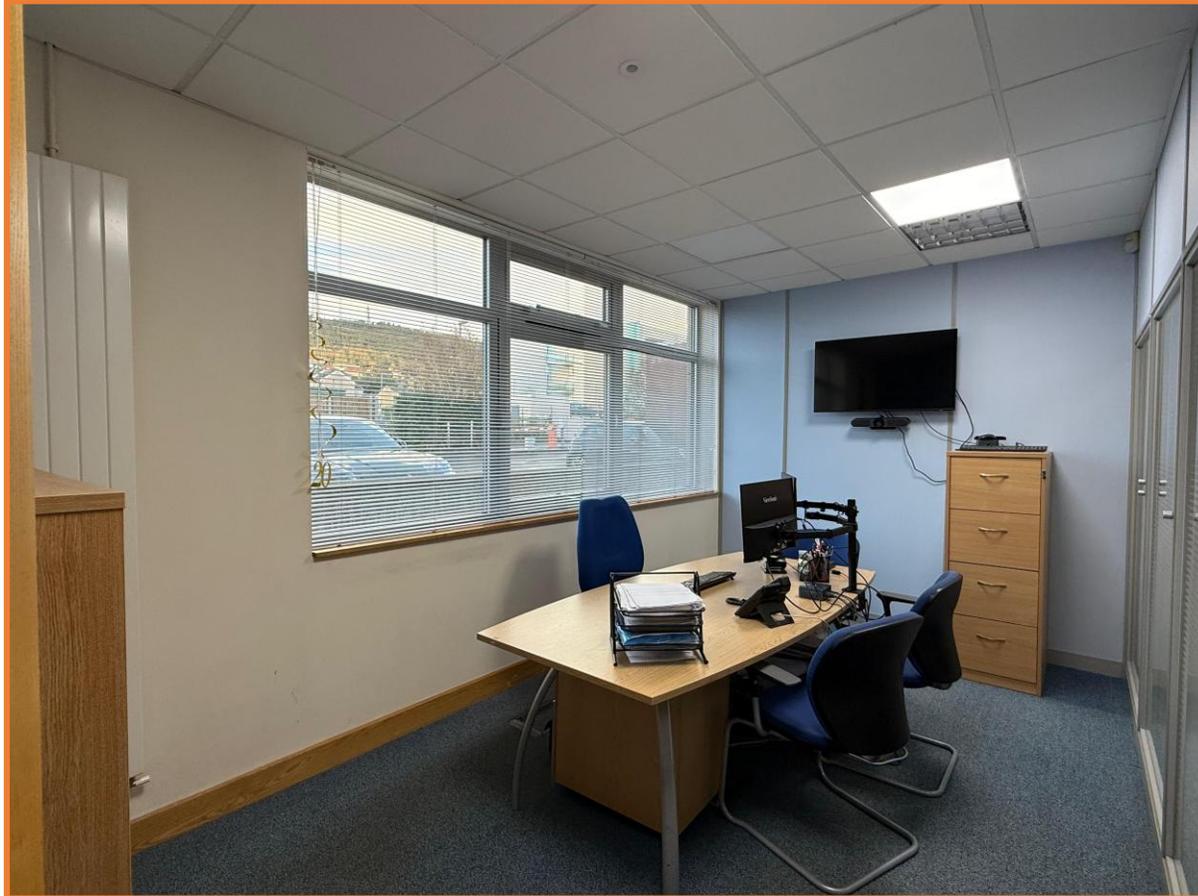
VAT

All figures are exclusive of VAT, where applicable.



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BUSINESS RATES

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

Rateable Value: £27,000 (April 2023)

UBR for Wales 2025/26 56.8p in the £

Rates Payable: £15,336

EPC RATING

An EPC has been commissioned and will be available shortly.

PLANNING PERMISSION

We have been advised the unit currently has planning consent B1 use.

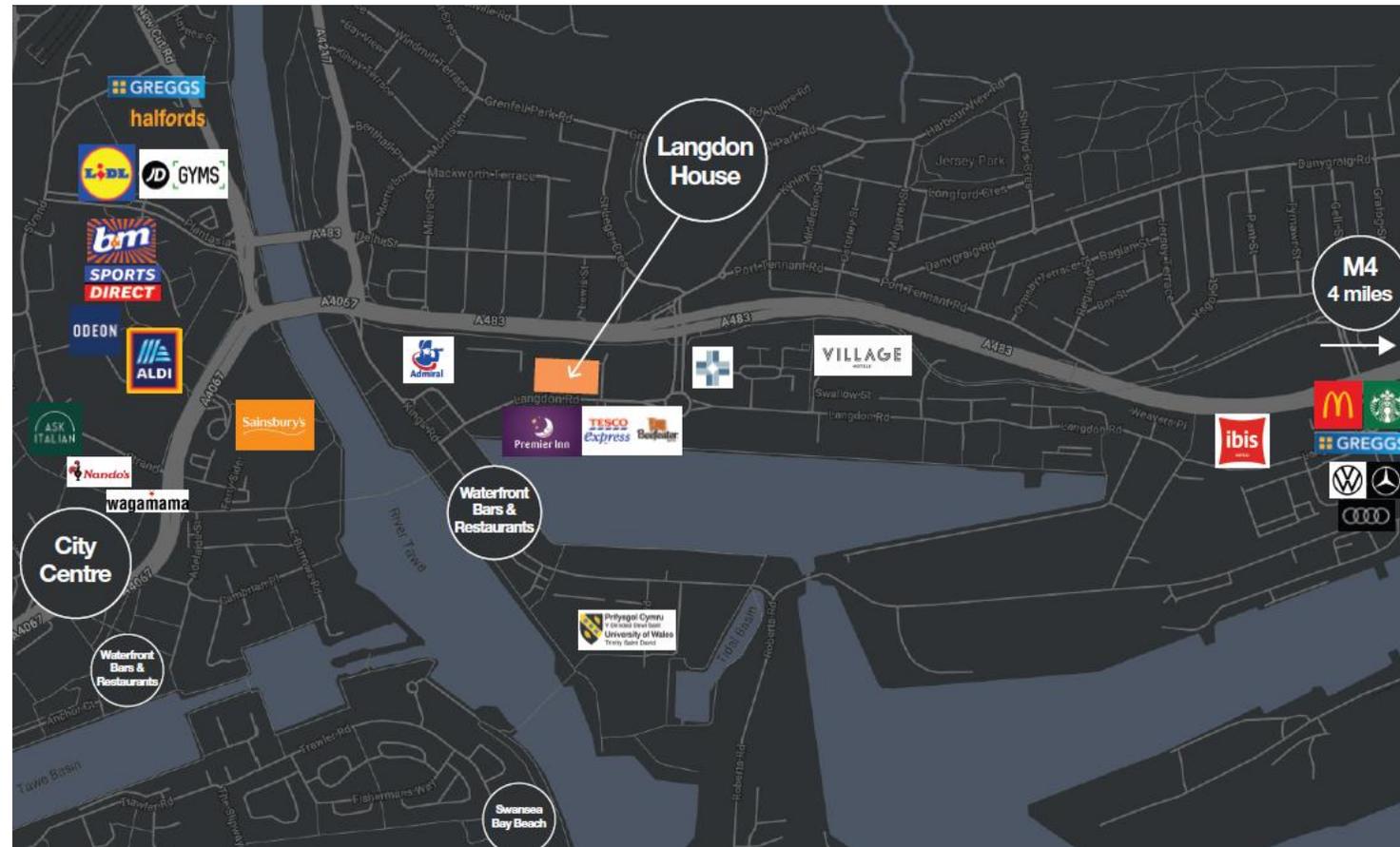
CONTACT

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 2025

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