

**Darcy House, D'arcy Business Park,  
Llandarcy, SA10 6EJ**

**Serviced Office Accommodation to Let**



# SERVICED OFFICES TO LET

FLEXIBLE TERMS AVAILABLE | SPACE FROM £213 PER MONTH | ON-SITE CAR PARKING | CLOSE TO M4 MOTORWAY AND HEADS OF THE VALLEY ROAD (A465)

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## LOCATION

Situated within D'arcy Business Park in Llandarcy, Darcy House benefits from a strategic location just off Junction 43 of the M4 motorway and is within easy access to the Heads of the Valley Road (A465), providing convenient access to Swansea, Neath and the wider South Wales region.

The property is approximately 7 miles from Swansea City Centre 2.5 miles from Neath town centre.

## DESCRIPTION

Accessed via a communal area, Darcy House offers serviced office accommodation over two floors. The building benefits from bookable meeting rooms, lift access, video door entry system and communal WC and kitchen facilities. In addition to this, there is an on-site café open to occupiers and the public. Carparking is also available at the property, subject to negotiation.

## MEETING ROOMS

In addition to office space, Darcy House also offers meeting rooms available for booking to occupiers of the building and to the public. Please contact us for further information and availability.

## ACCOMMODATION

Suite	Size (ft 2)	Size (m2)	Rent (Monthly)
G17	280	26	£700
G20	238	22.11	£595
F1	534	49.61	£1,246
F14,15,16	859	79.80	£1,969
F19	73	6.78	£213

**Figures inclusive of rent, service charge, insurance and utilities.**

## VAT

All figures are exclusive of VAT, where applicable.

## ANTI-MONEY LAUNDERING

Following agreement of the Heads of Terms, the proposed Tenant or Purchaser shall be required to supply all information and documentation necessary to comply with applicable Anti-Money Laundering (AML) regulations.

## EPC RATING

C-74

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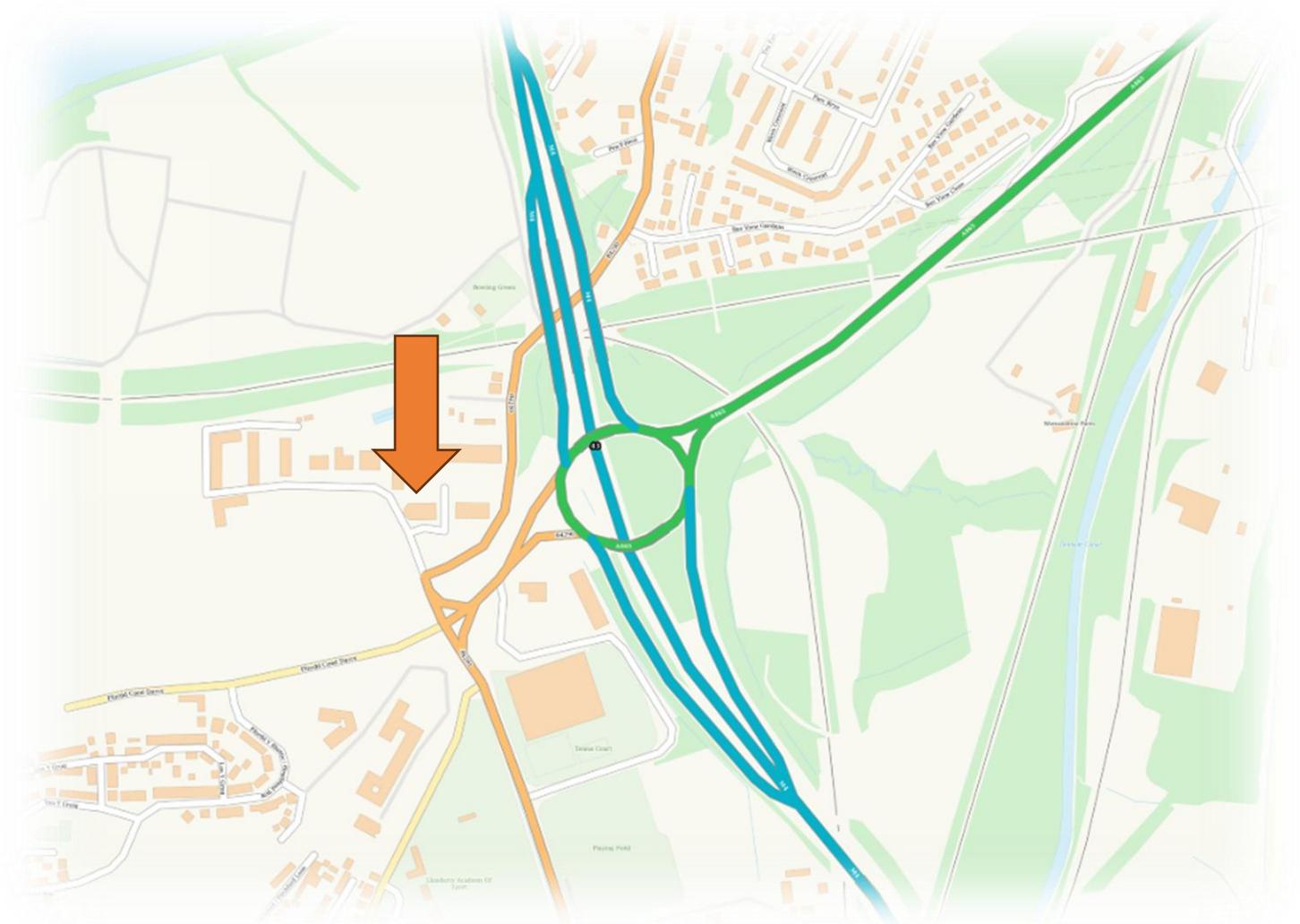
## CONTACT

For further information and to arrange a viewing please contact -

**Glanmor Chartered Surveyors**

**Tel: 01792 439105**

**Email: [info@glanmorproperty.co.uk](mailto:info@glanmorproperty.co.uk)**



SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, March 2026

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