

**Suite 1, Langdon House, Langdon Road,
SA1 Waterfront, SA1 8QY**

Ground Floor Office Accommodation

OFFICE ACCOMMODATION TO LET

2,169 SQ.FT | £31,450 pax

High Quality Office Accommodation | 6 Parking Spaces Included | Close to Public Carparks | SA1 Waterfront Location | Bike store and Shower Facilities



**GLANMOR CHARTERED
SURVEYORS**

01792 439105 | info@glanmorproperty.co.uk

Cambrian House, Cambrian Place, Swansea, SA1 1RH



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LOCATION

Suite 1 is located on the ground floor within the Rotunda of Langdon House, Langdon Road. Langdon Road is 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 SA1 location offers excellent accessibility for commuters, with strong transport links and easy access to the M4 motorway with J42 approximately 4 miles away. Swansea Train Station is also just 1 mile to the west.

DESCRIPTION

The property comprises open plan office accommodation spread over the ground floor level of the Rotunda. Within the suite, there are dedicated WC and kitchen facilities. The Suite benefits from its own entrance fronting onto Langdon Road with numerous full height windows throughout.

Suite 1 has 6 allocated parking spaces within Landon House, alongside shared use of visitor parking spaces. There are also a shared bike store within the basement carpark along with communal facilities including a shower room.

ACCOMMODATION

Area	Sq.m	Sq.ft
Net Internal Area	201.5	2,169

VAT

All figures are exclusive of VAT, where applicable.

TENURE

Available on a new effective Full Repairing and Insuring Lease via a Service Charge, terms to be negotiated.

SERVICE CHARGE

The ingoing tenant will be responsible for the service charge which is currently £2.77 per sq.ft.

BUSINESS RATES

Rateable Value – £25,750

Rates Payable – £12,926.50

Interested parties are asked to verify this information by contacting the local authority

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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 - 56

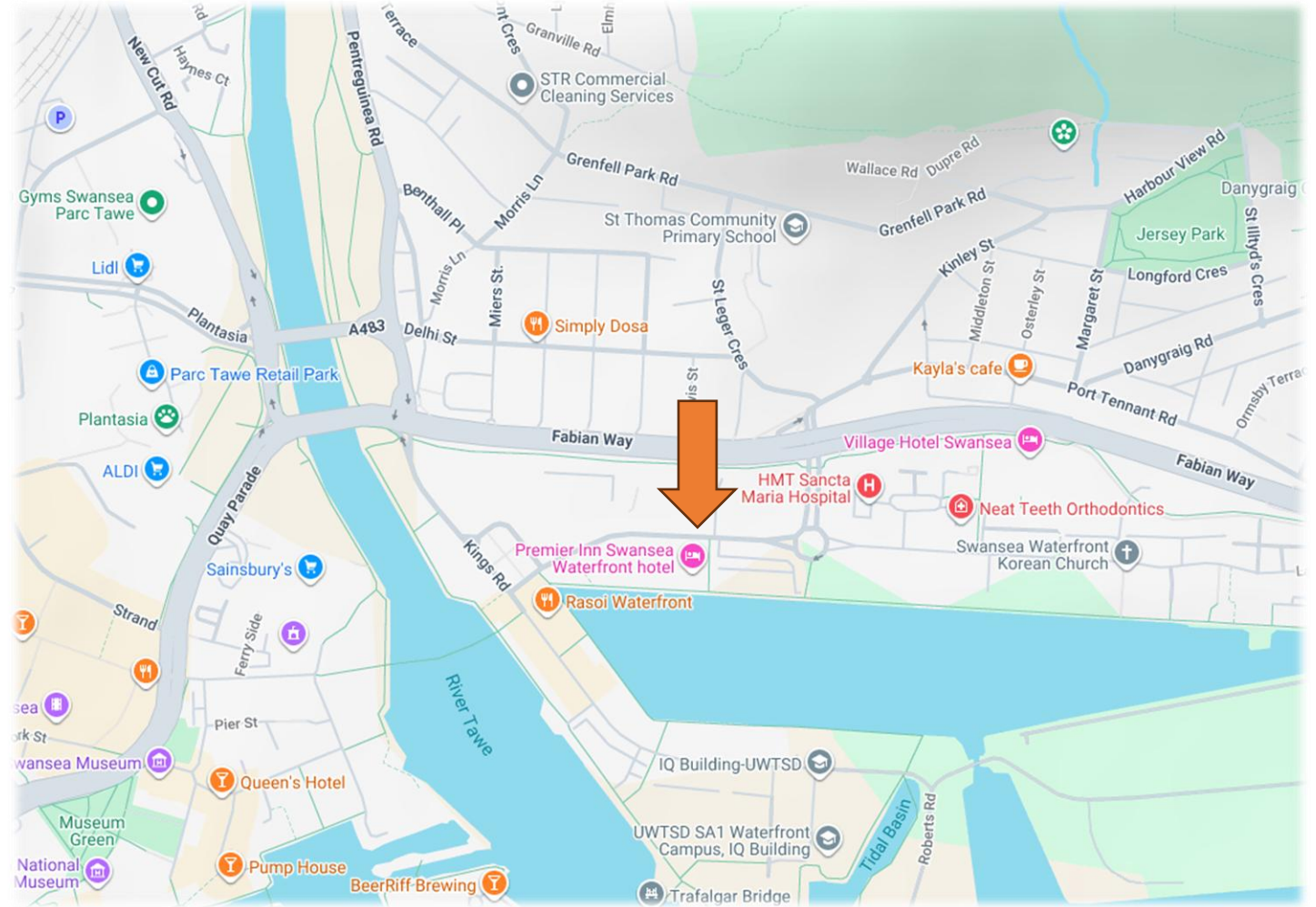
CONTACT

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, June 2026

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