

LLAN COED HOUSE

DARCY BUSINESS PARK | LLANDARCY | SA10 6FG

**HUNT &
THORNE**

CHARTERED SURVEYORS



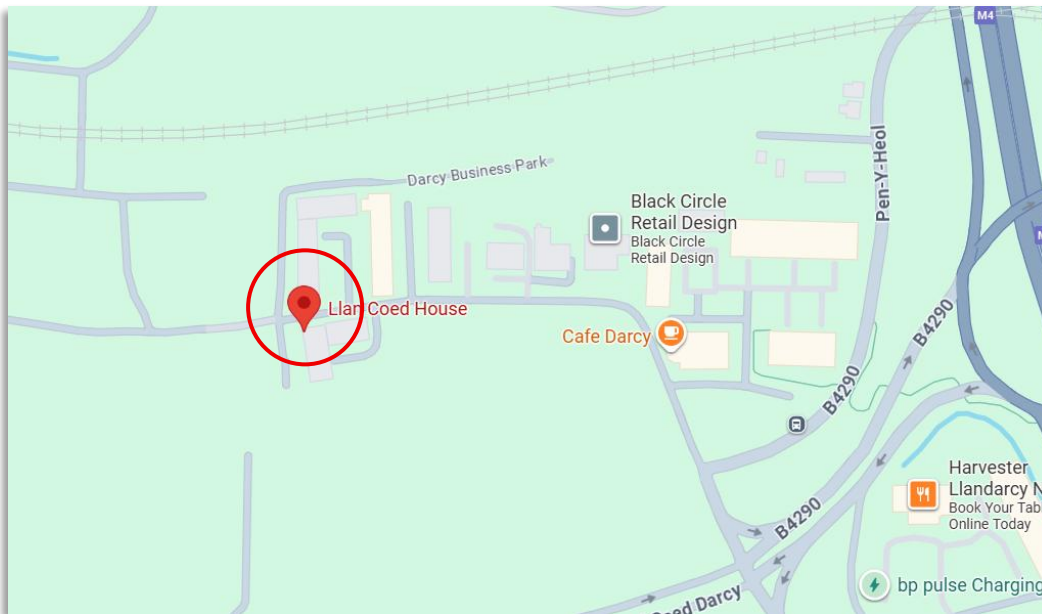
OFFICE SUITES TO LET

- QUALITY OFFICE SUITES
- CLOSE TO J43 OF THE M4 MOTORWAY
- GOOD ON-SITE CAR PARKING
- FROM 13.94 SQ M (150 SQ FT) – 35.30 SQ M (380 SQ FT)
(please see availability schedule for details)
- ASKING RENT FROM £3,480 PAX

LOCATION

Llan Coed House is a prestigious office development located at the rear of Darcy Business Park, with excellent communications from J43 of the M4 and Heads of the Valley dual carriageway. The area comprises of the 1,000 acre former BP Llandarcy, which is now the home to a mixed use residential and commercial development.

Prominent occupiers in the immediate vicinity include Screwfix, Harvester, Holiday Inn, David Lloyd Gym and Rugby Industrial Supplies.



DESCRIPTION

Llan Coed House comprises of a two-storey detached modern office development, split up to provide multiple office suites. The building is of standard steel frame construction, with elevations of brick and breeze block, beneath a concrete tiled roof. The property has the following features:

- Two secure entrances.
- Lift
- Good on-site car parking area.
- Mostly all-inclusive service charge.
- Perimeter Trunking

ACCOMMODATION

See Availability Schedule.

VAT

All prices are quoted excluding VAT. Our client reserves the right to charge VAT on all payments.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9LA

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

RATEABLE VALUE

We have been informed via an enquiry on Valuation Office website, that the rateable value is £ TBA.

UBR for Wales 2026/27 is 0.502p in the £.

Interested parties are advised to verify this information.

LEASE TERMS

The suite is available on new lease terms.

RENTAL

See Availability Schedule

SERVICE CHARGE

Rent includes base rent, utilities and service charge.

BUILDING INSURANCE PREMIUM

Landlord to continue to insure and recover the premium cost from the tenant.

EPC

To be provided.

ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

MATTHEW SIMS

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JASON THORNE

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June 2026

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AVAILABILITY SCHEDULE

Suite	Office	Sq ft	Sq m	Per month PAX	Per annum PAX
SUITE 19	Office 2	150	13.94	£290.00	£3,480.00
First Floor	Office 4	230	21.37	£390.00	£4,680.00
	Office 5	230	21.37	£390.00	£4,680.00
	Office 7	230	21.37	£390.00	£4,680.00
	Office 8	275	25.55	£490.00	£5,880.00
	Office 9	275	25.55	£490.00	£5,880.00
SUITE 27	Office 1	280	26.01	£495.00	£5,940.00
Ground Floor	Office 2	280	26.01	£495.00	£5,940.00
	Office 3	380	35.30	£645.00	£7,740.00

Rents are inclusive of gas, electricity, water and service charges.

Business rates may be payable by tenant. Tenants are advised to verify this with the Valuation Office.

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HOUSE

DISTANCES

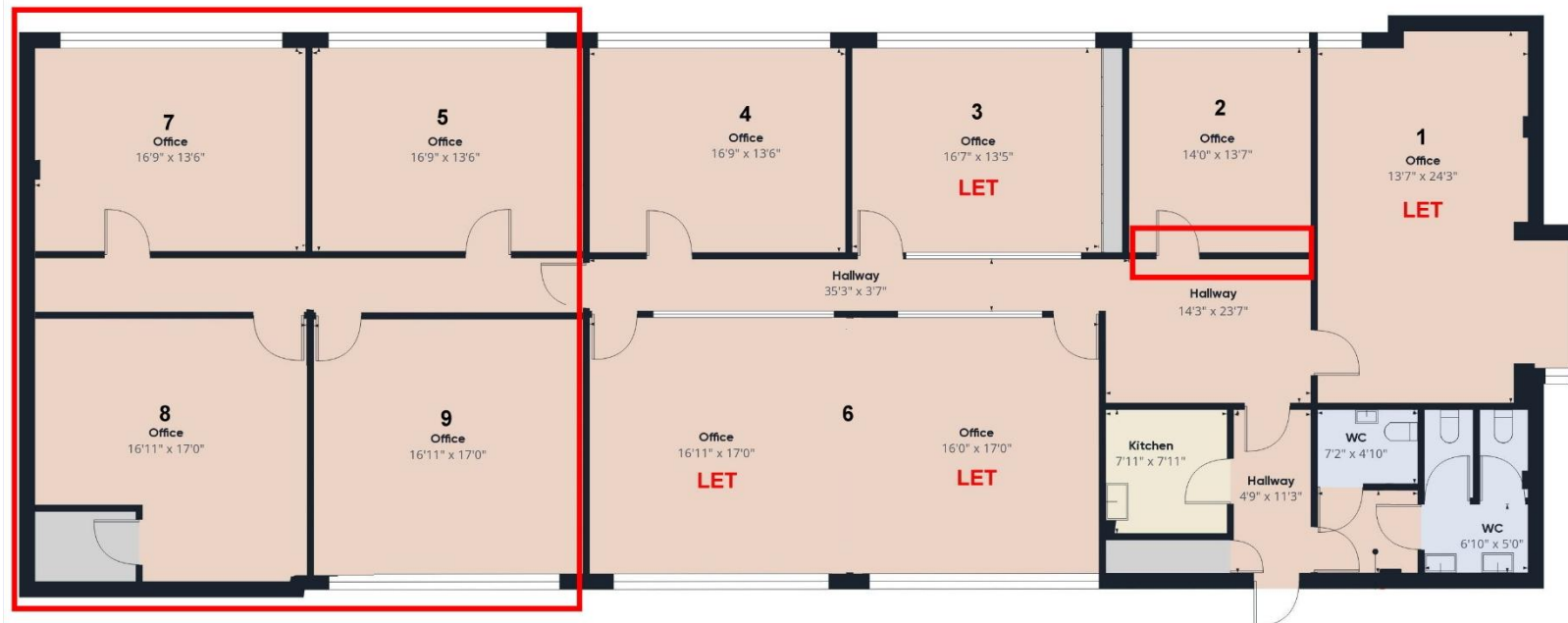
Junction 43 M4:	1.5 miles (3 – 5 minutes)
Swansea City Centre:	7 miles (15 - 20 minutes)
Cardiff City Centre:	38 miles (45 - 55 minutes)

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SUITE 19 (First Floor)

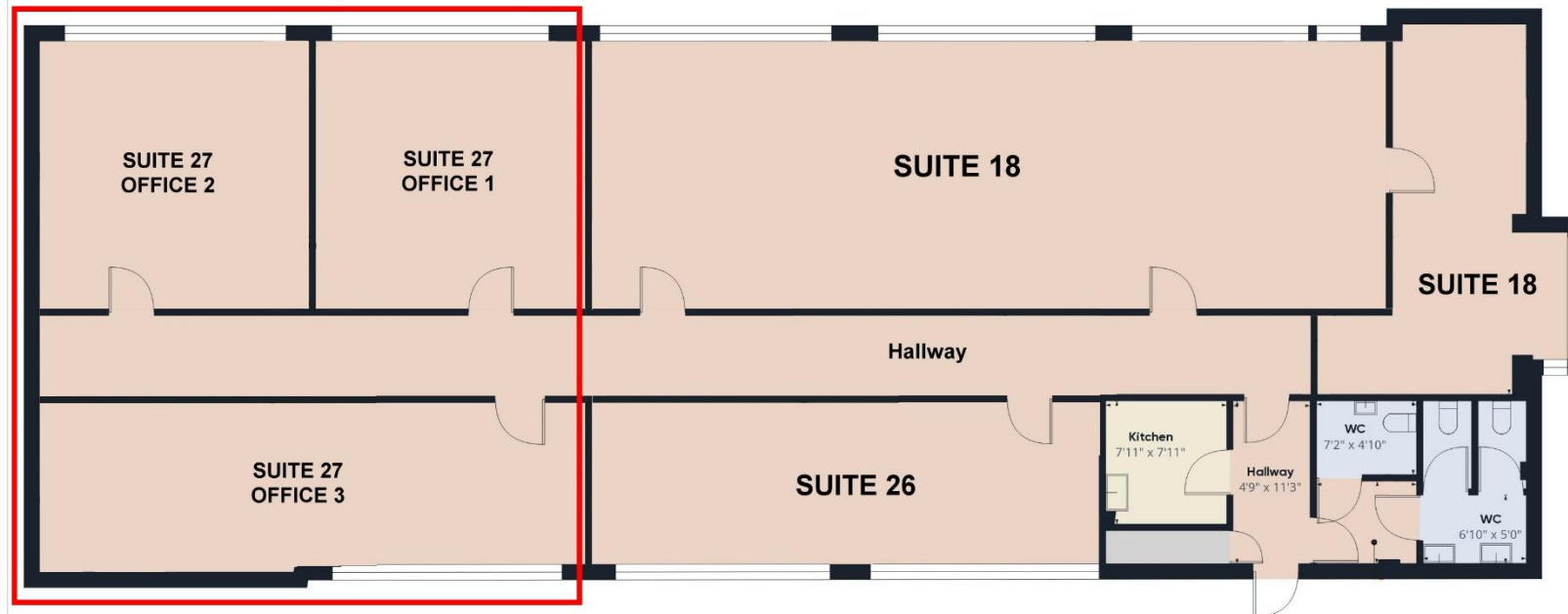


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SUITE 27 (Ground Floor)



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