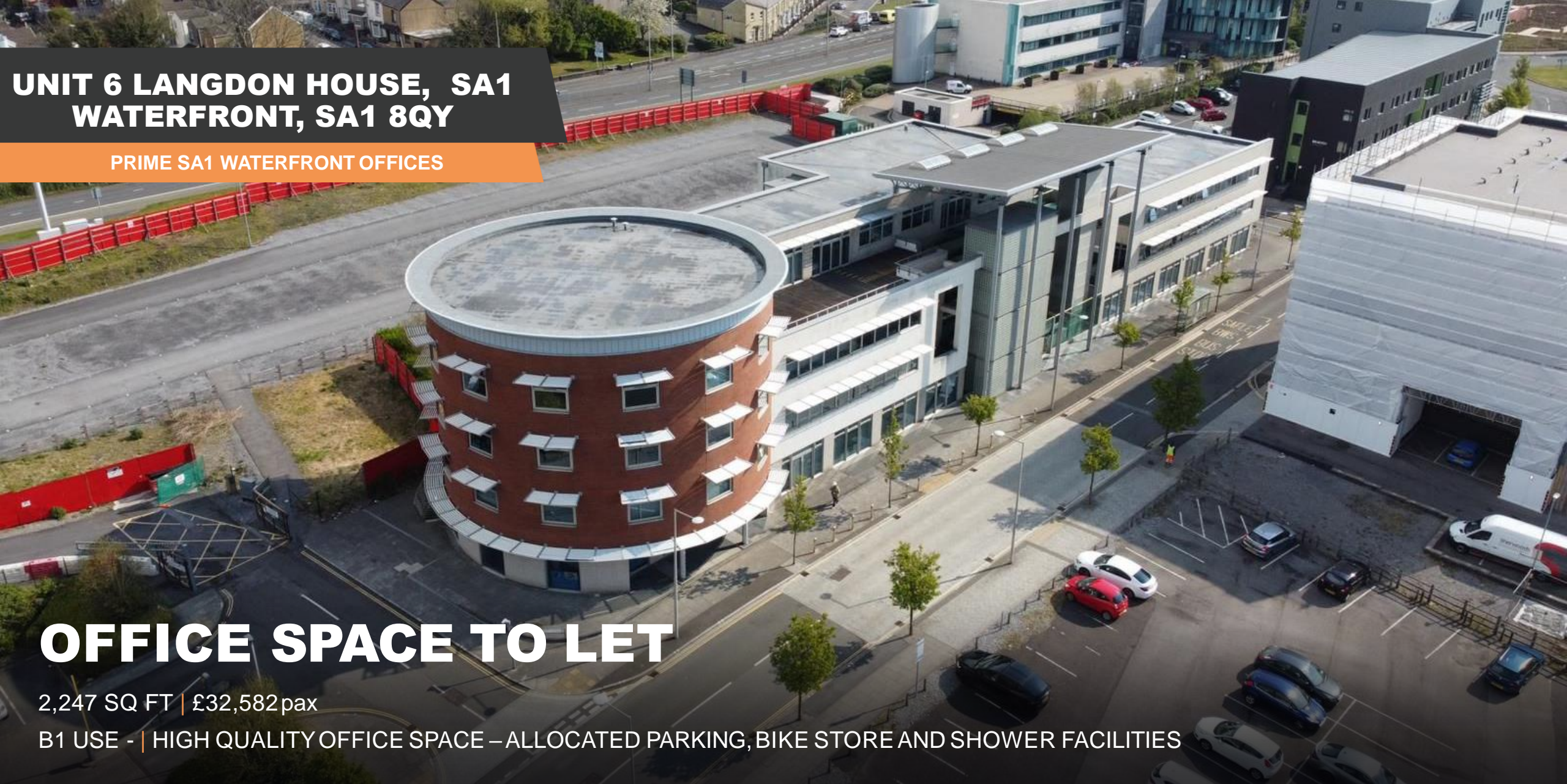


**UNIT 6 LANGDON HOUSE, SA1
WATERFRONT, SA1 8QY**

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 first 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

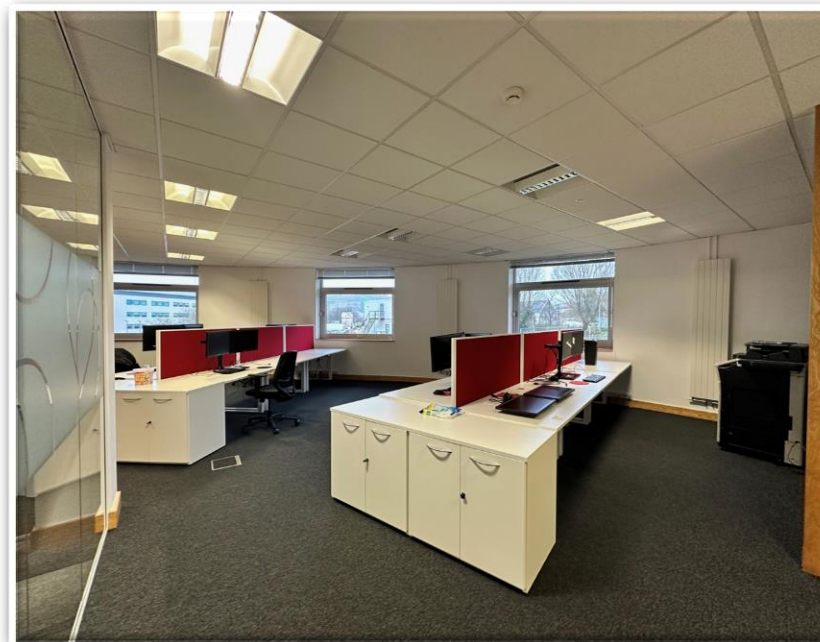
The premises comprises first floor BREEAM Excellent rated office accommodation within a modern development with views over SA1 Waterfront.

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

The property is available on an assignment or sub-lease of an effective full repairing and insuring lease, to expire no later than 19th October 2028 with a tenant only break option on 20th October 2026

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.

