

FIRST FLOOR, SUITE 2

HUNT & THORNE
CHARTERED SURVEYORS

LLAN COED HOUSE | DARCY BUSINESS PARK | LLANDARCY SA10 6FG



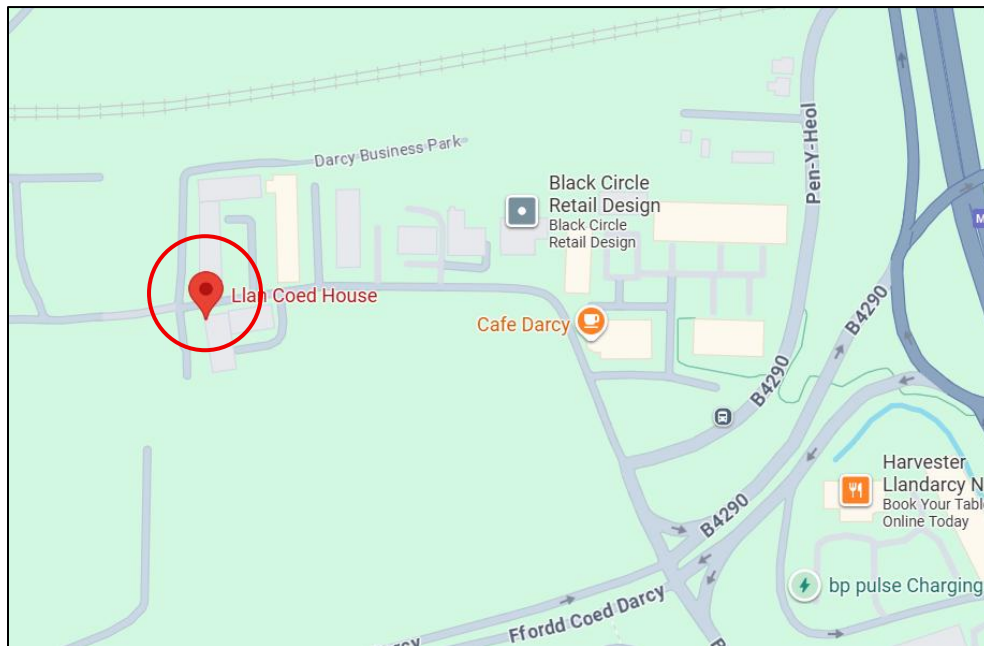
OFFICE SUITE TO LET

- QUALITY OFFICE SUITE
- CLOSE TO J43 OF THE M4 MOTORWAY
- GOOD ON-SITE CAR PARKING
- 15.79 SQ M (170 SQ FT)
- RENT £1,870 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

Ground floor: 15.79 sq m (170 sq ft)

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 9EQ

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RATEABLE VALUE

We have been informed via an online enquiry on the Valuation Office website that the property has a rateable value of TBA

UBR for Wales for 2025/26 is 0.568p in the £

Interested parties asked to verify this information, by making direct contact with the local rating authority.

LEASE TERMS

The suite is available on new lease terms.

RENTAL

£1,870 pax

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge is payable in relation to the maintenance of the internal common areas of the building, the exterior part of the property and the shared common areas of the estate. The landlord to continue to insure and recover the premium cost from the tenant. We understand the service charge includes all costs, excluding rates. Service charge is £1,020 pax with building insurance premium being £340 pax.

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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October 2025

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LLAN COED
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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