

C3 PENLLERGAER BUSINESS PARK

PENLLERGAER, SWANSEA, SA4 9HJ

**HUNT &
THORNE**
CHARTERED SURVEYORS



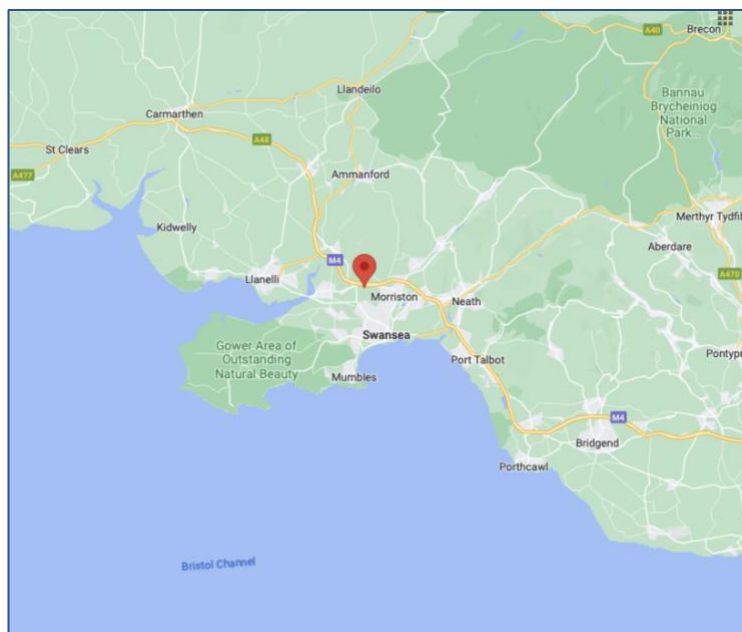
**HYBRID OFFICE/HI-TEC
TO LET**

- NEW DESIGN AND BUILD OPPORTUNITY
- ACCOMMODATION FROM 1,410 TO 14,508 SQ FT
- CLOSE TO J46 & 47 M4
- HIGH QUALITY GRADE A OFFICES
- AND/OR HI-TEC LABORATORY ACCOMMODATION
- GOOD ON SITE CAR PARKING

LOCATION

The office development is located on the Dragon 24 Office development, conveniently located off the A48, less than one mile from J46 and 47 of the M4 motorway.

The site backs on to the Welsh Government Swansea Office, with other prominent occupiers including Cosgrove Brown, Centre For Reproduction and Gynaecology Wales, Persimmon, Charles Church and Westbury Partnership.



DESCRIPTION

The office development to be constructed is a steel portal frame two storey building. The building will mirror the quality of the other two developments already constructed on site.

Externally comprises of car parking, loading area and landscape grounds.

ACCOMMODATION

C3 Office Development							
Dragon 24, Penllergaer Business Park, Penllergaer, Swansea SA4 9HJ							
Suite	Floor Area	Rent pax	S/C pax	BI pax	Rateable Value	UBR	Availability
GF							
13	201.97 sq m (2,174 sq ft)	£26,088	TBA	TBA	TBA	0.535p	9 months
14	171.96 sq m (1,851 sq ft)	£22,212	TBA	TBA	TBA	0.535p	9 months
15	131 sq m (1,410 sq ft)	£16,920	TBA	TBA	TBA	0.535p	9 months
16	161 sq m (1,733 sq ft)	£20,796	TBA	TBA	TBA	0.535p	9 months
FF							
25	387.96 sq m (4,176 sq ft)	£50,112	TBA	TBA	TBA	0.535p	9 months
26	296.92 sq m (3,196 sq ft)	£38,352	TBA	TBA	TBA	0.535p	9 months
Floor	684.88 sq m (7,372 sq ft)	£88,464	TBA	TBA	TBA	0.535p	9 months
Whole	1,347.84 sq m (14,508 sq ft)	£174,096	TBA	TBA	TBA	0.535p	9 months
Contact : Jason Thorne Hunt & Thorne : Tel: 07387 188482 Email jason@huntandthorne.com							

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

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

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LEASE TERMS

The office suites are available on pre let agreements, incorporating FRI leases.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge is payable towards the maintenance of the external part of the estate and property if divided. The landlord to continue to insure and recover the premium cost from the tenant.

RENT

See Schedule above.

EPC

To be Provided

VAT

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

LEGAL COSTS

Each party to pay their own legal costs on this transaction.

FURTHER INFORMATION

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

JASON THORNE

jason@huntandthorne.com
07387 188482

MATTHEW SIMS

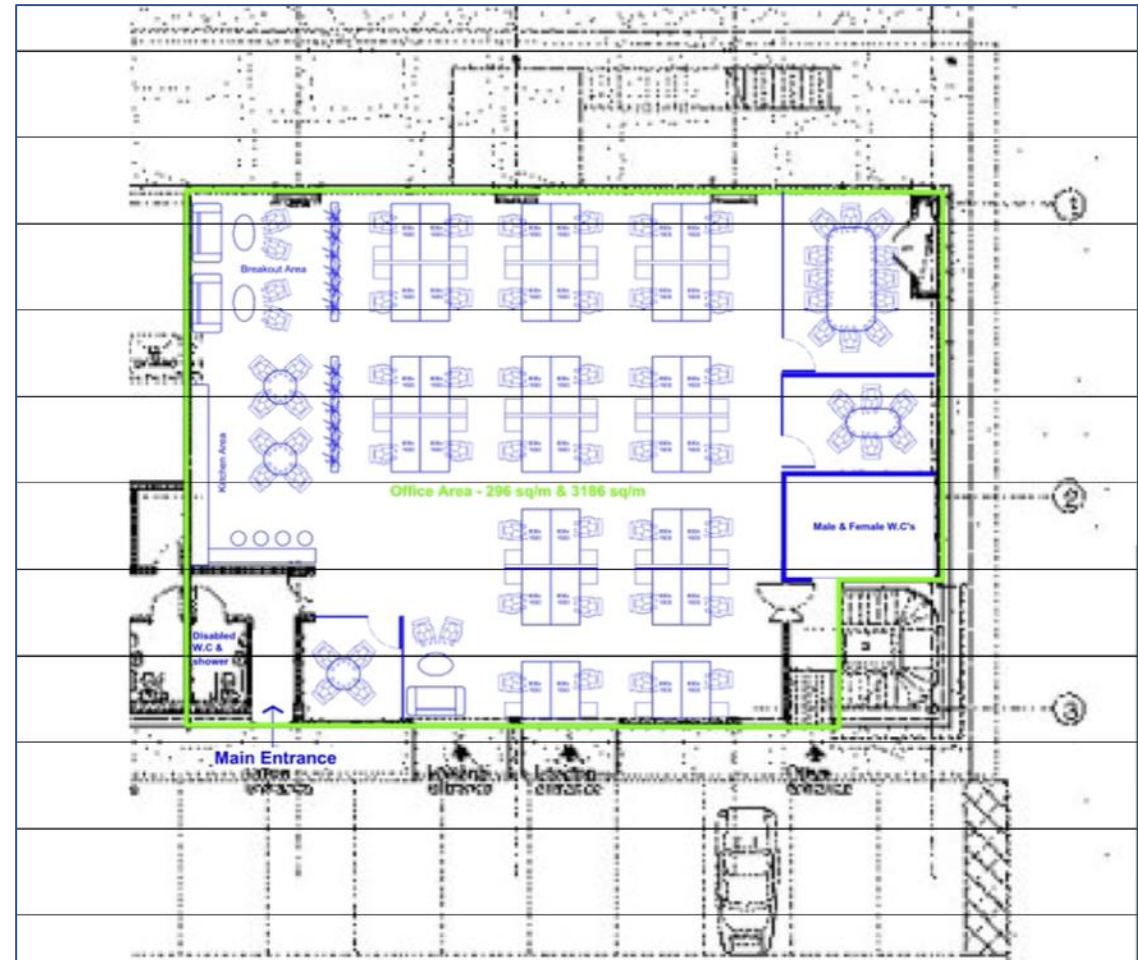
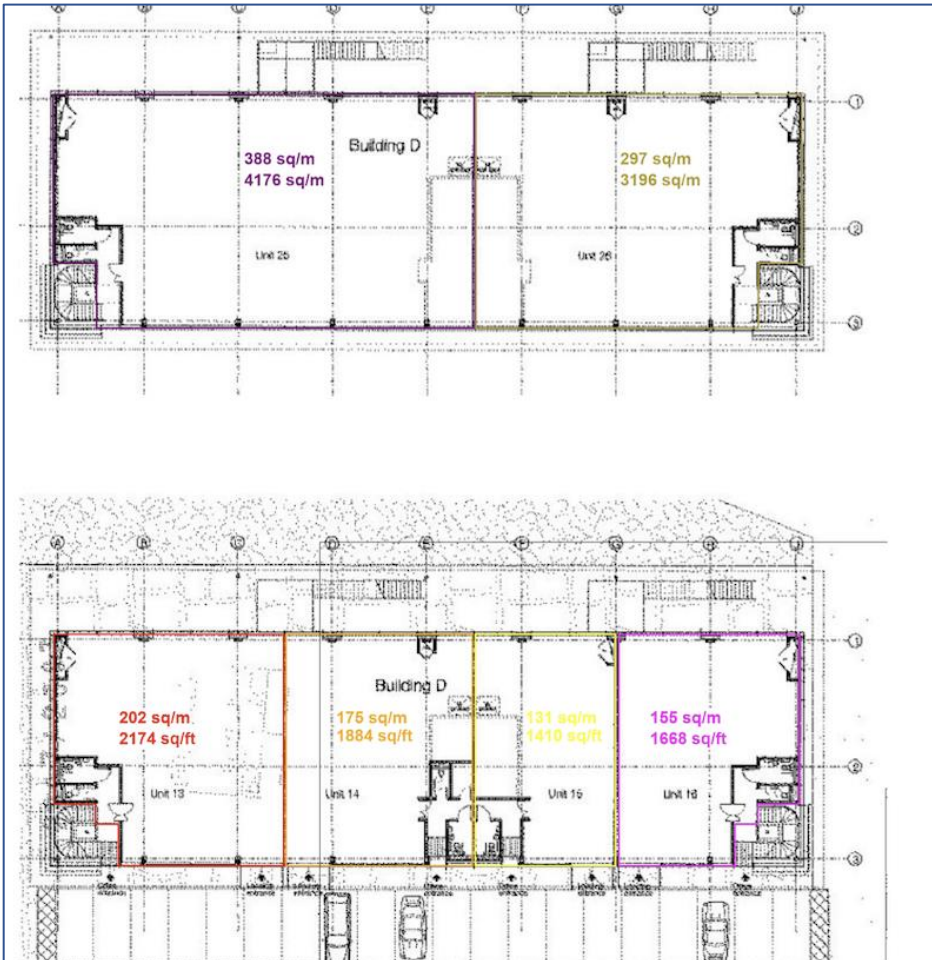
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November 2023

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