LLAN COED HOUSE, DARCY BUSINESS PARK

LLANDARCY | NR. NEATH | SA10 6FG

HUNT & THORNE
CHARTERED SURVEYORS

OFFICE INVESTMENT

FOR SALE

- MODERN MULTI-LET OFFICE INVESTMENT
- GOOD ON-SITE CAR PARKING
- 983 SQ M (10,581 SQ FT)
- CLOSE TO J43 M4 AND HEADS OF THE VALLEY LINK ROAD
- CURRENT INCOME OF £91,896 PAX

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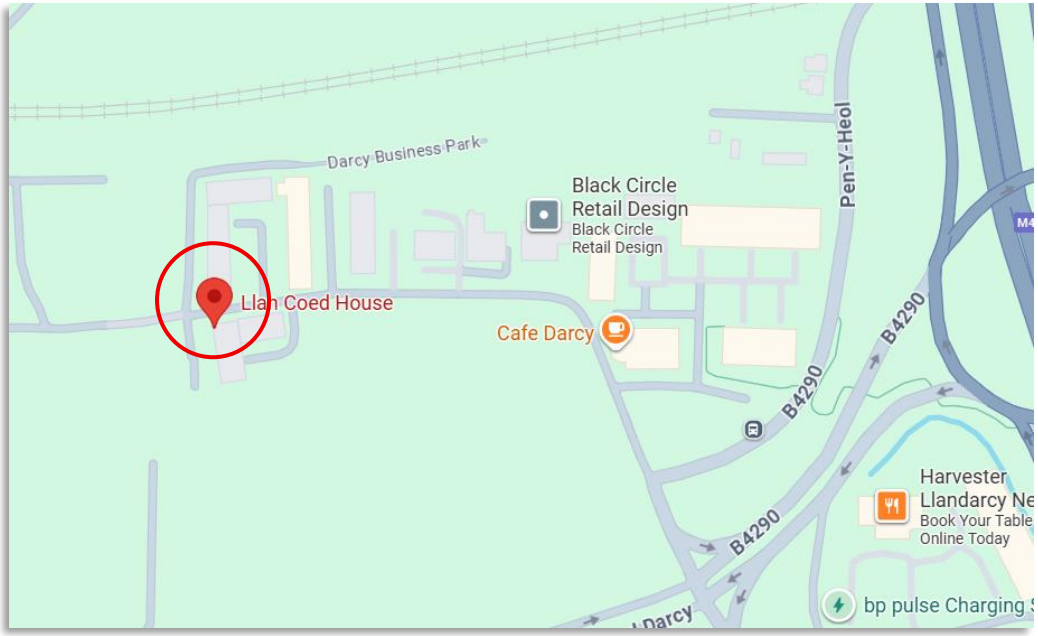
LOCATION

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 residential and commercial use development.

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



DESCRIPTION

The property comprises of a detached modern two storey office building, comprising of two pitched concrete tile configurations jointed by a flat roof area. The elevations are finished of facing brick, with dual entrance ways. Car parking exists to the courtyard area and to the rear of the development.

The property has the following features:

- Lift access
- Split into multiple office suites
- Cir 33 on site car parking spaces
- Only three vacant office suites
- Close to J43 of M4

ACCOMMODATION

Please see the accommodation schedule.

RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office that the suites have been assessed as shown on the attached schedule of accommodation.

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

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LEGAL COSTS
Each party pays for their own legal costs in this transaction.

VAT
Our client reserves the right to charge VAT on the sale price.

TENANCIES
Please see the attached schedule of accommodation.

TENURE
The property is held long Leasehold for a term of 250 years from 18th November 2021, on a peppercorn ground rent.

ASKING PRICE
Offers in the region of £1,200,000.

Equating to 7.25% return, based on purchaser cost of 5.7%, and a reversionary return of 10.41% when fully let.

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.

JASON THORNE
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07387 188482

WILL HUNT
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07557 090164

January 2026

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SCHEDULE OF OCCUPIERS

Suite	Area	Current Rent	Future Rent	RV	Tenant	Lease Terms
Ground Floor						
18	102.54 sq m (1,104 sq ft)	£13,008 pax	£13,008 pax		The Digital Accessibility Centre Limited	Holding over on a tenancy at will agreement, outside the security of tenure provisions of the L&T Act 1954. Tenant pays for S/C, BI and rates.
20-25	185.69 sq m (1,999 sq ft)	£4,176 pax	£4,176 pax	£18,000	Insight Workplace Health Limited	20. Lease until July 2027. Tenant pays rates, S/ and BI.
21	37.81 sq m (407 sq ft)	£4,476 pax	£4,476 pax		Insight Workplace Health Limited	Tenancy at Will agreement. £2,137.80 contribution to S/C and BI.
22	31.77 sq m (342 sq ft)	£3,762 pax	£3,762 pax		Insight Workplace Health Limited	Lease until July 2027. Tenant pays rates, S/ and BI.
23	56.48 sq m (608 sq ft)	£6,684 pax	£6,684 pax		Insight Workplace Health Limited	Lease until July 2027. Tenant pays rates, S/ and BI.
25	30.65 sq m (330 sq ft)	£3,630 pax	£3,630 pax		Insight Workplace Health Limited	Lease until July 2027. Tenant pays rates, S/ and BI.
26	33.33 sq m (359 sq ft)	£3,948 pax	£3,948 pax	£3,750	Cefn Management Limited	Holding over on a tenancy at will agreement, outside the security of tenure provisions of the L&T Act 1954. Tenant pays for S/C, BI and rates.
27	117.06 sq m (1,260 sq ft)	-	£14,300 pax	£11,250	VACANT	VACANT

Schedule of Occupiers continued on next page

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SCHEDULE OF OCCUPIERS cont.

Suite	Area	Current Rent	Future Rent	RV	Tenant	Lease Terms
First Floor						
19(1)	30.60 sq m (329 sq ft)	£7,800 pax	£7,800 pax		Zion Community Care Limited	Lease ends 16.10.2033. Rent review 17.20.2028.
19(2)	31.33 sq m (337 sq ft)	-	£7,900 pax		VACANT	VACANT
19(3)	20.92 sq m (225 sq ft)	£3,420 pax	£3,420 pax		Star Tuition South Wales Limited	Tenancy agreement.
19(4)	21.37 sq m (230 sq ft)	*£5,100 pax	*£5,100 pax	£2,400	Insight Workplace Health Limited	Tenancy agreement on an all-inclusive basis.
19(5)	116.91 sq m (1,258 sq ft)	-	£18,000 pax		VACANT	VACANT
19(6)	50.66 sq m (545 sq ft)	£7,800 pax	£7,800 pax		Zion Community Care Limited	Lease ends 16.10.2033. Rent review 17.20.2028.
24	237.27 sq m (2,554 sq ft)	£28,092 pax	£28,092 pax		Insight Workplace Health Limited	Lease until July 2027. Tenant pays rates, S/ and BI.
TOTAL	**983 q m (10,581 sq ft)**	**£91,896 pax**	**£132,096 pax**			

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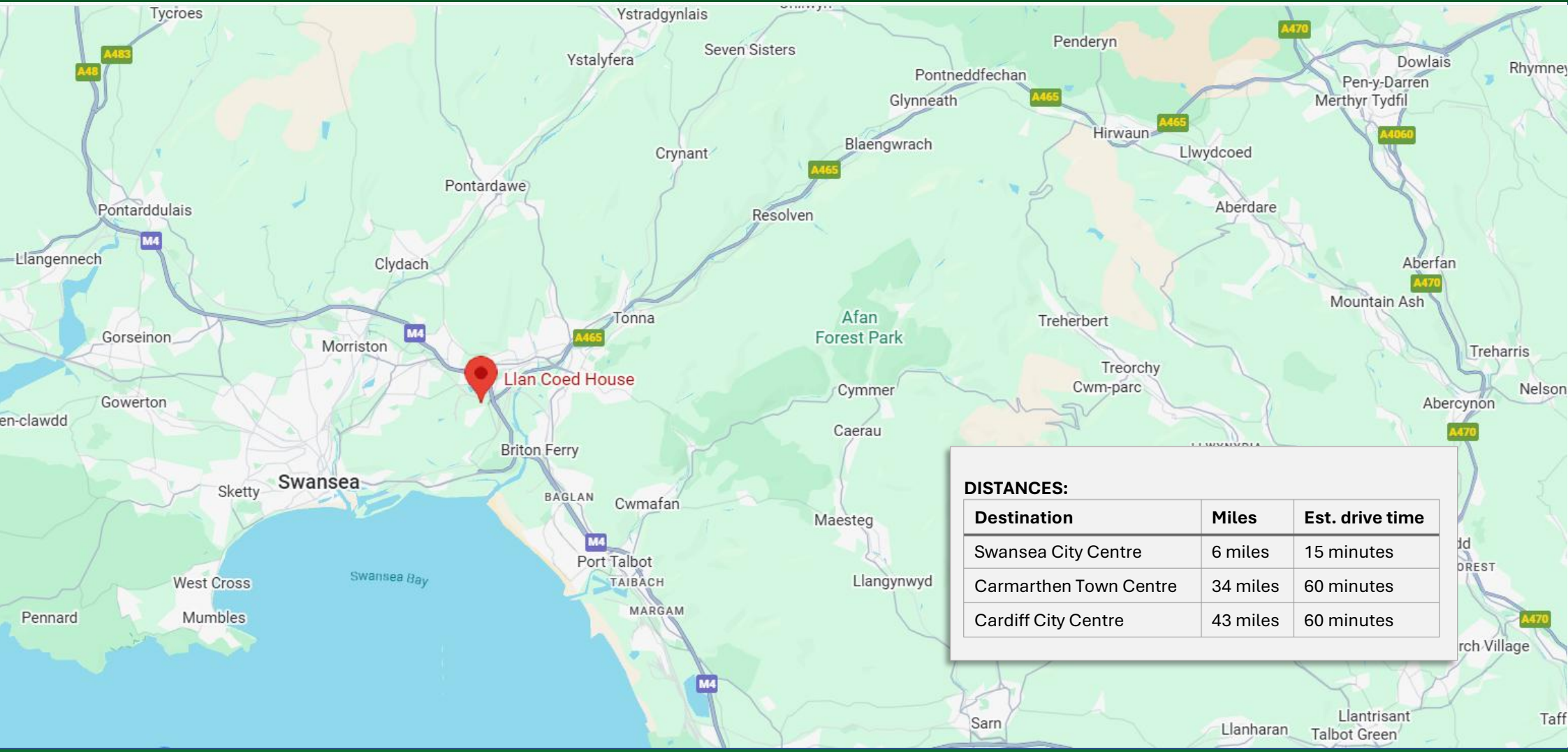

DISTANCES:

Destination	Miles	Est. drive time
Swansea City Centre	6 miles	15 minutes
Carmarthen Town Centre	34 miles	60 minutes
Cardiff City Centre	43 miles	60 minutes

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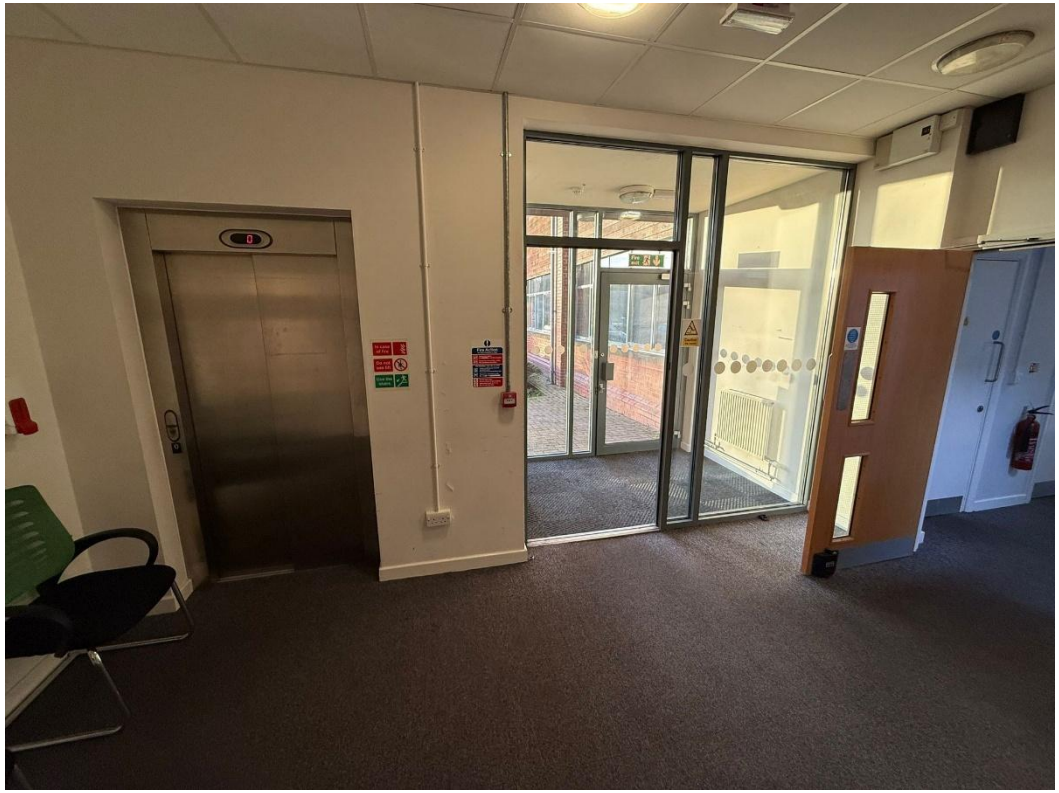

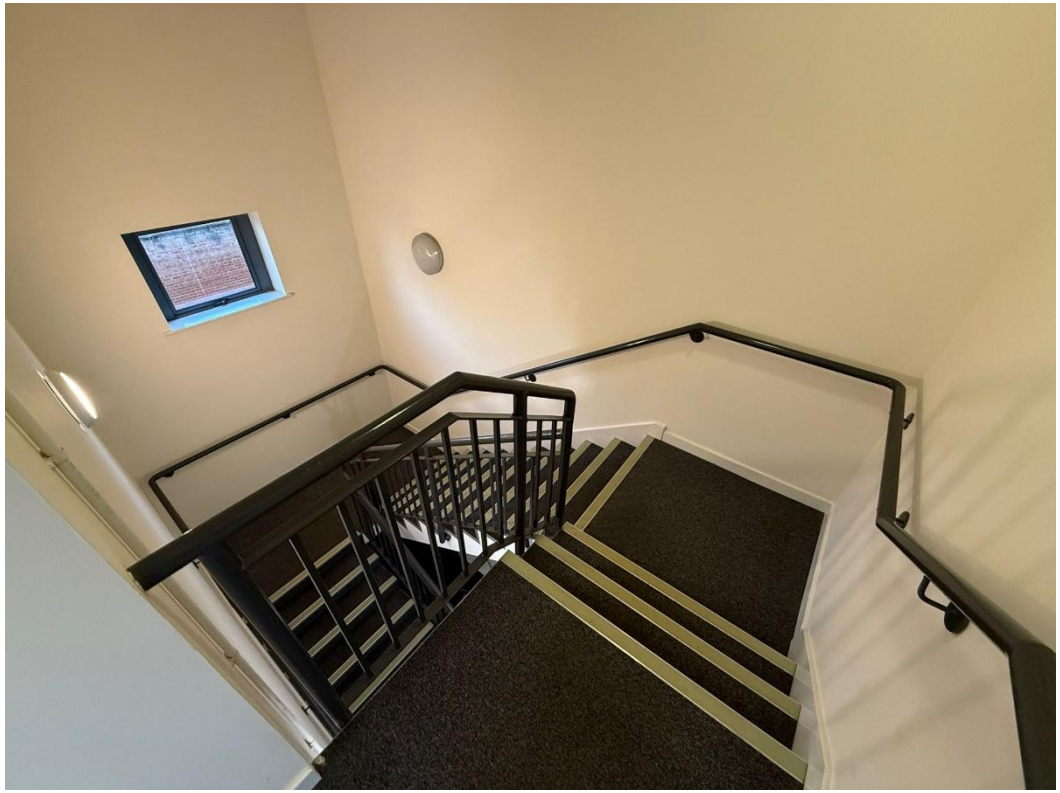

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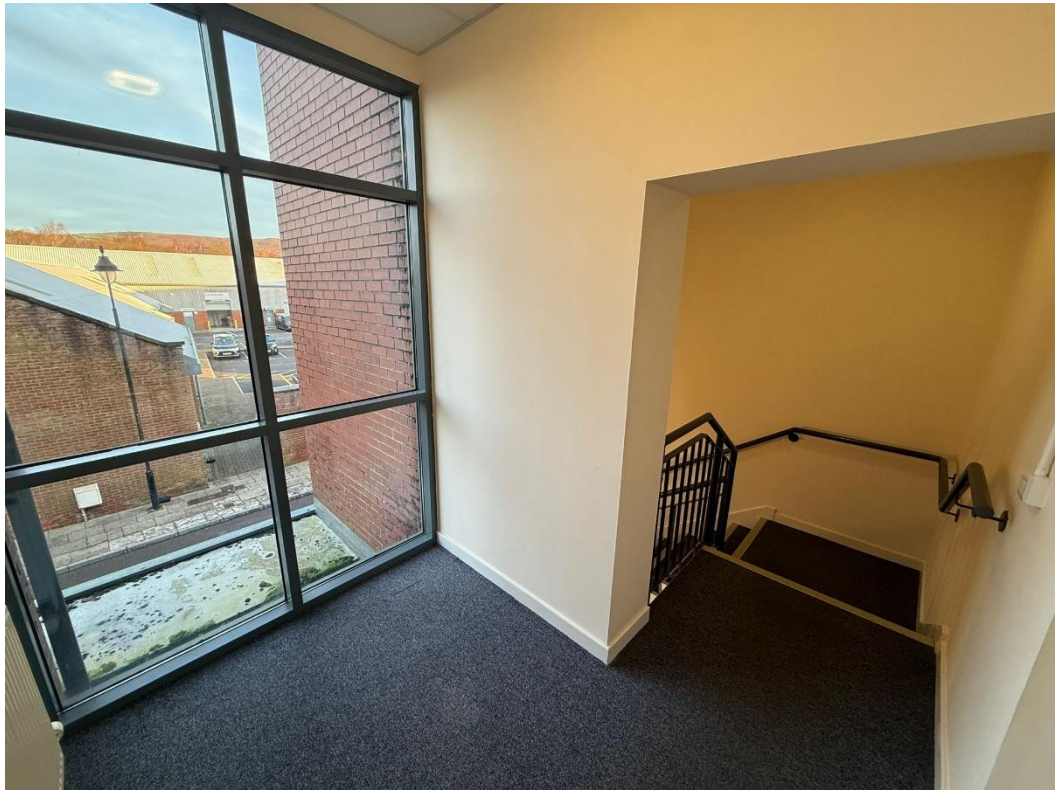

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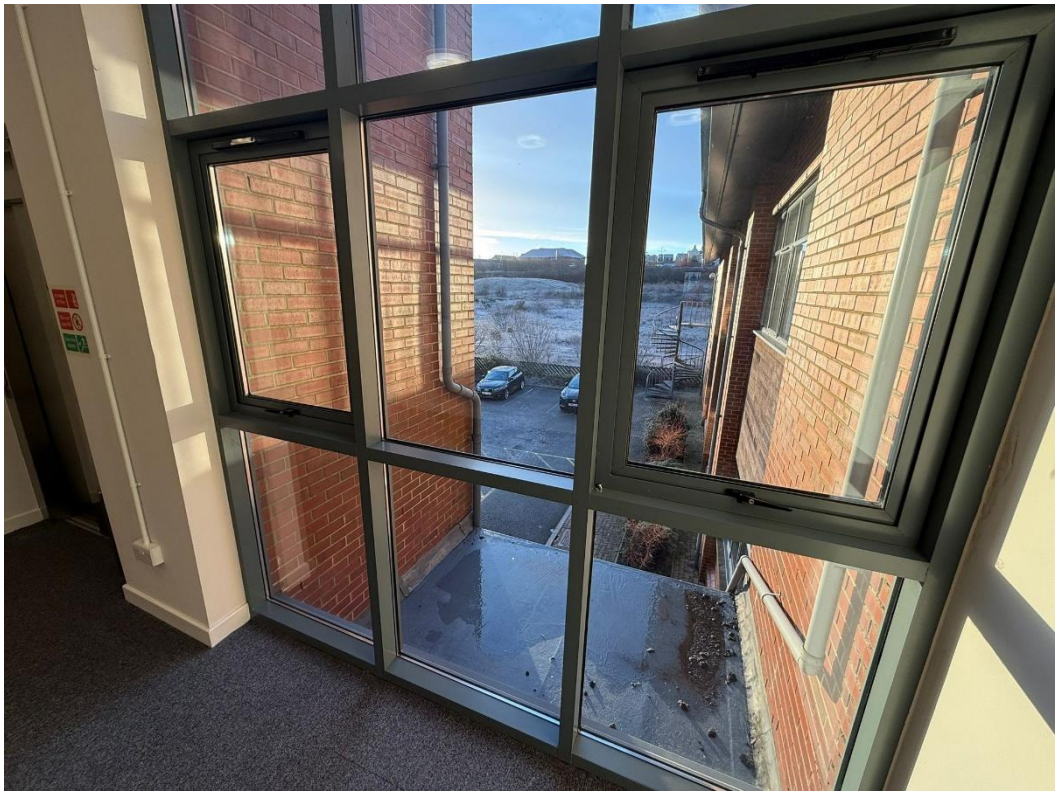

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