

**TO LET / FOR SALE**

# Dragon 24

Penllergaer Business Park, Swansea, SA4 9HJ

Modern office and high-tech space – 1,614 sq ft to 4,864 sq ft





**SAT NAV: SA4 9HJ**

Conveniently located off the A48, less than 1 mile from J46 & J47 of the M4 motorway.

Nearby occupiers include Welsh Government, Persimmon Homes and Cosgrove Brown Financial Planning Limited.



### Travel Times

By train (Swansea) to:

- London 3 hr
- Bristol 1 hr 30 min
- Cardiff 54 min

By road to:

- London 190 miles (3 hr 20 min)
- Bristol 83 miles (1 hr 28 min)
- Cardiff 45 miles (55 min)
- Carmarthen 23 miles (25 min)
- Swansea 6 miles (10 min)



# Accommodation

## Description

A high specification courtyard office and high-tech development built in 2010.

The development specification includes:

- Air source head pump providing cooling and heating with independent area controls
- Suspended ceilings with recessed lighting
- Raised floors
- Male, female and disabled WCs
- Lift access to upper floors
- Suites fitted with kitchens

## Parking

- **Unit 1A** - 10 car parking spaces.
- **Unit 2** - 3 car parking spaces.

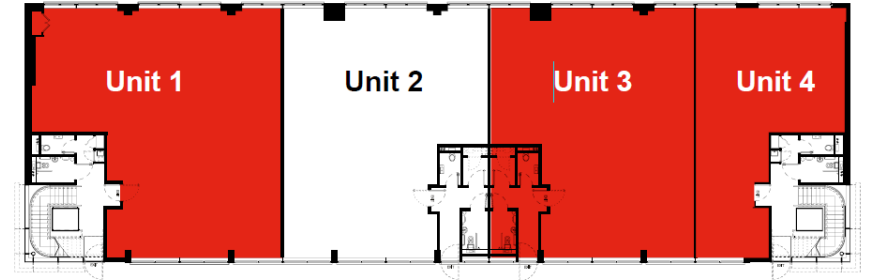
## Service Charge

A service charge will be levied to cater for maintenance of the estate and common parts of the building. The Service charge is estimated to run between £2.00 and £4.00 per sq ft excluding utilities.

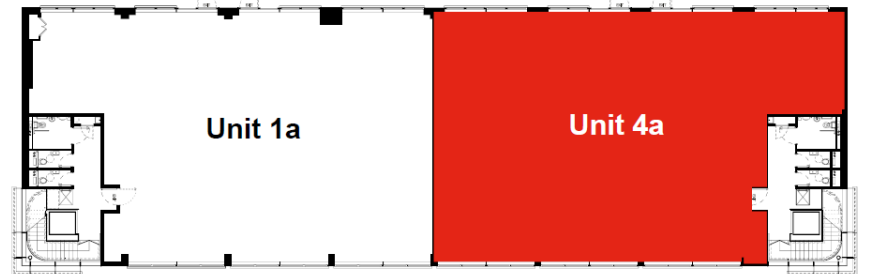
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Unit 1A	3,250	302
Unit 2	1,614	150
<b>TOTAL</b>	<b>4,864</b>	<b>452</b>

Block A (ground floor)



Block A (first floor)



**Fully accessible raised floors**



**Air source heat pump, cooling/heating**



**Onsite parking**



**Predominantly open plan**



**Kitchen / breakout areas**



**WC facilities**



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Swansea Council. Tel: 01792 636000 or ([www.swansea.gov.uk](http://www.swansea.gov.uk))

## Business Rates

Interested parties should make their own enquiries to Swansea Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk)

## Energy Performance Certificate

The EPC Rating is B (35) and C (55) respectively for Unit 1A and Unit 2. A full certificate can be provided on request.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

## Tenure

The property is available on a new standard repairing lease with terms to be negotiated.

## Rent / Price

The property is offered to let for £11.00 per sq ft per annum. Sale price provided upon application.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits (for leasehold only)

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.



# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



**Alder King Property Consultants**  
18 Park Place  
Cardiff  
CF10 3DQ  
[www.alderking.com](http://www.alderking.com)



**Owen Young**  
029 2038 1996  
07974 186 482  
[oyoung@alderking.com](mailto:oyoung@alderking.com)



**Gerallt Dafydd**  
029 2039 1468  
07990 891 010  
[gdafydd@alderking.com](mailto:gdafydd@alderking.com)

**AK Ref:** OY/82878    **Date:** October 2025    **Subject to Contract**



COMMERCIAL  
AGENCY



INVESTMENT



BUILDING  
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PLANNING



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DEVELOPMENT



PROFESSIONAL  
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MANAGEMENT  
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ASSET  
RECOVERY

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### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.