



**TO LET / FOR SALE**

# Dragon 24

Unit 6 (GF), North Dock, Llanelli, SA15 2LF

Modern High Quality Office Accommodation – 1,055 sq ft



# Location

Dragon 24, Llanelli is located at North Dock, which comprises a number of commercial units providing outstanding water views. The site is easily accessible from the town centre and Llanelli railway station, both of which are located within a mile. The strategic road network is also conveniently situated, with the M4 motorway located just 6 miles from the site allowing onward connectivity to Carmarthen in the west and Swansea, Cardiff and London to the east.

The development has been constructed to a BREEAM Very Good standard, which guarantees best practice in sustainable design and environmental and energy performance for new office space.

**Llanelli Railway Station**



**1 mile east**

**M4 Motorway**



**8 miles northeast**

**Llanelli centre**



**1 mile**

**Swansea**



**11 miles**



Promap Licence Number: OS AC0000813445

# Accommodation

## Description

The property consists of a ground floor office unit.

The development specification includes:

- BREEAM Very Good
- Powder coated double glazed windows
- Gas fired central heating
- Raised floors
- Suspended ceilings with recessed lighting
- Male, female & disabled WCs
- Disabled access

## Parking

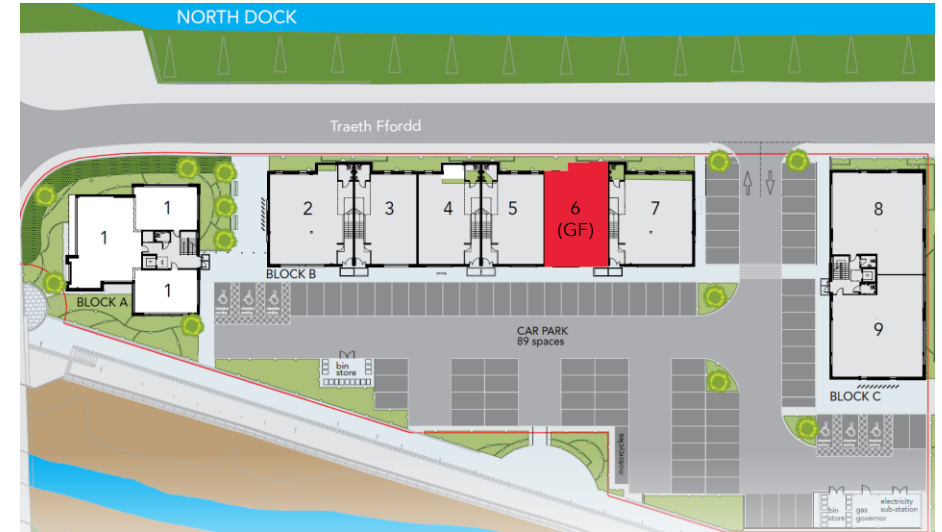
The unit comes with 4 allocated car parking spaces.

## 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 at £3.00 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 6 (Ground Floor)	1,055	98.01



**Fully accessible raised floors**



**Onsite parking**



**Predominantly open plan**



**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 at Carmarthenshire County Council. Tel: 01267 234567 or (<https://www.carmarthenshire.gov.wales/>)

## Business Rates

Interested parties should make their own enquiries to Carmarthenshire County 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 C (59), expiring in 2033. 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

The property is offered to let for £11.00 per sq ft per annum.

## 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)

**AK Ref:** GD/81137  
**Date:** March 2025  
**Subject to Contract**



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### 2. Misrepresentation Act 1967

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### 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.