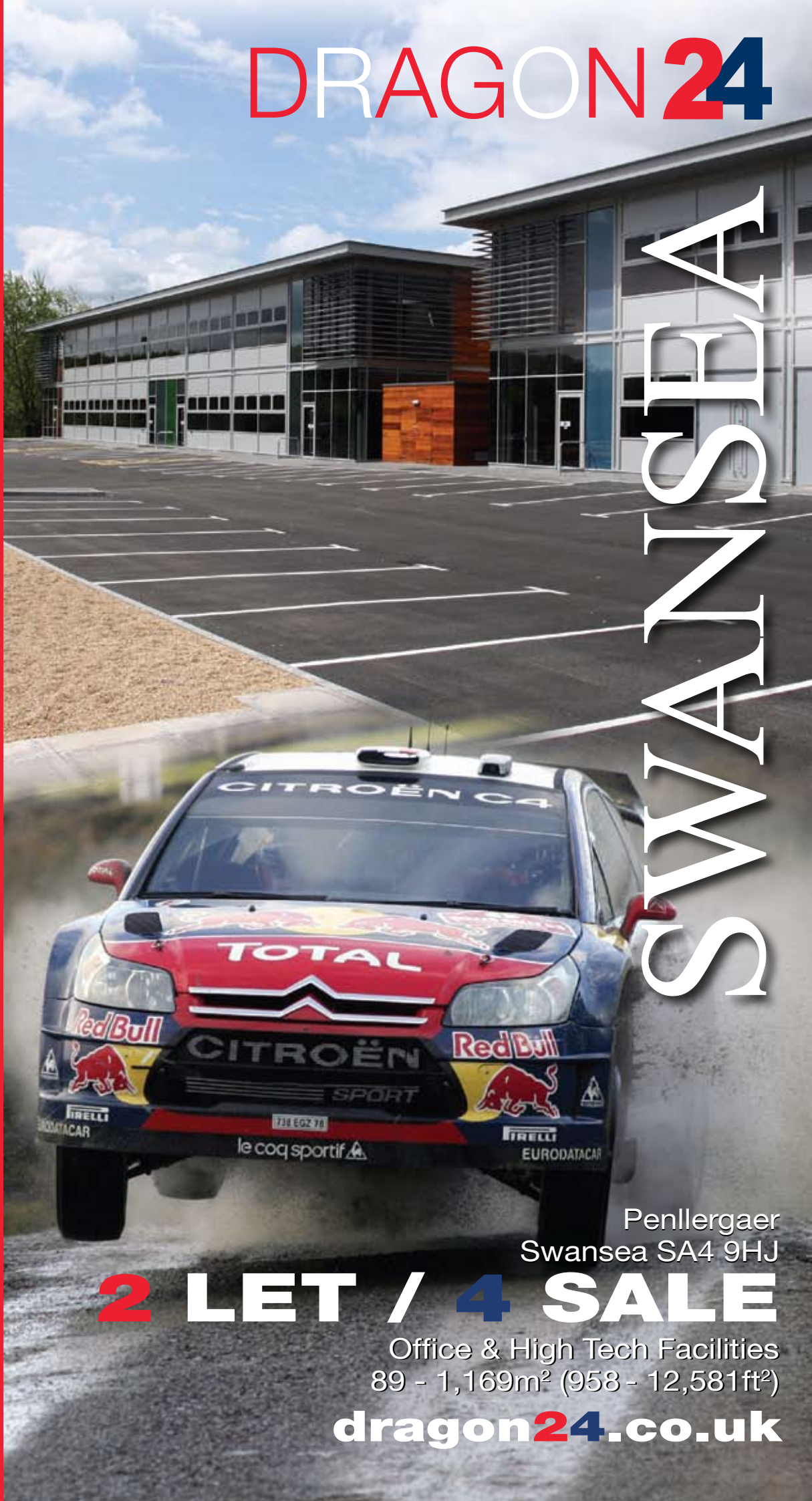


DRAGON24

SWANSEA



business
on the move...

Penllergaer
Swansea SA4 9HJ

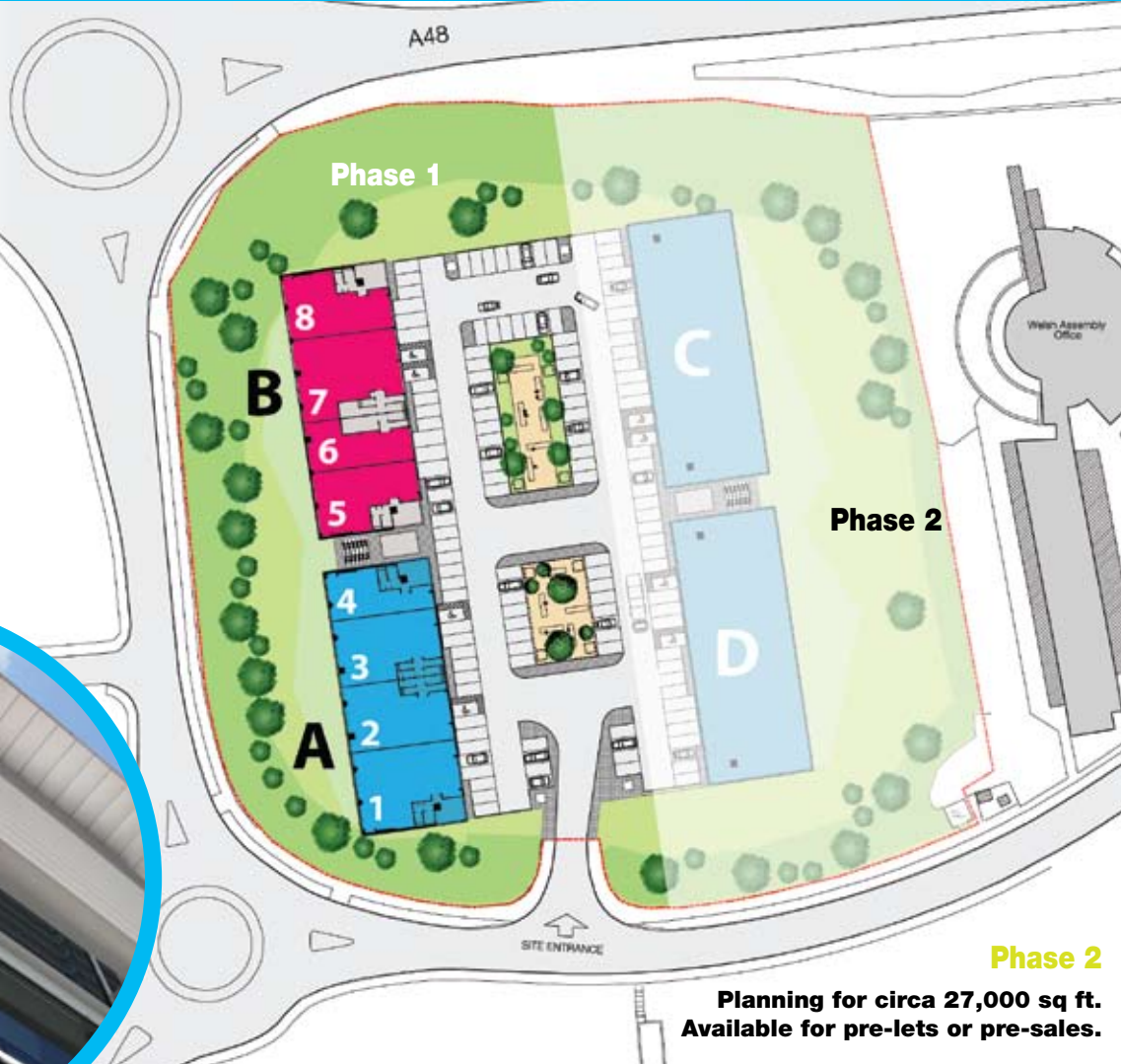
2 LET / 4 SALE

Office & High Tech Facilities
89 - 1,169m² (958 - 12,581ft²)

dragon24.co.uk



Block A - Unit 1a



Phase 2

**Planning for circa 27,000 sq ft.
Available for pre-lets or pre-sales.**

Description

Dragon 24 Swansea is a new high specification courtyard development. Phase 1 comprises two blocks.

Block A comprises four ground floor office units and a self contained office suite at first floor level which is divisible.

Block B comprises four two-storey business units with offices at first floor and shell and core at ground level. They provide a unique ability to tailor a unit to individual requirements without paying for unwanted fit out.

Dragon 24

Dragon 24 LLP is a 50/50 joint venture between the Welsh Assembly Government and RO Developments Limited, a private sector property development company with a track record for developing high quality small office and industrial buildings across the UK.

Dragon 24 is constructed to **BREEAM Excellent** standard which guarantees best practice in sustainable design and environmental and energy performance for new buildings.

For more information please see www.breeam.org



business
on the move...

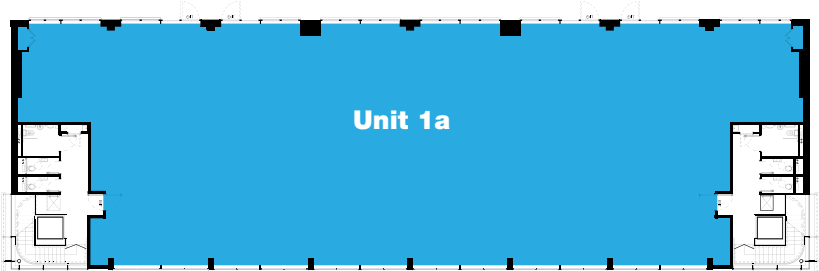
Block A (first floor)

Block A Areas

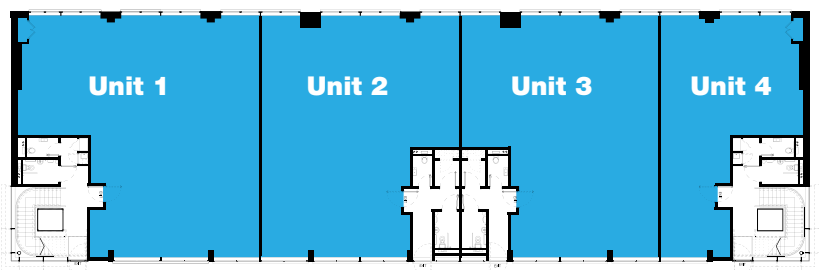
| | Ground Floor (NIA) | First Floor (NIA) | Parking |
|---|---|--|---------------|
| 1 | 176m ² (1,894ft ²) | 1a 604m ² (6,501ft ²) | (1) 6 (1a) 19 |
| 2 | 150m ² (1,614ft ²) | | 5 |
| 3 | 150m ² (1,614ft ²) | | 5 |
| 4 | 89m ² (958ft ²) | | 3 |

Office Specification

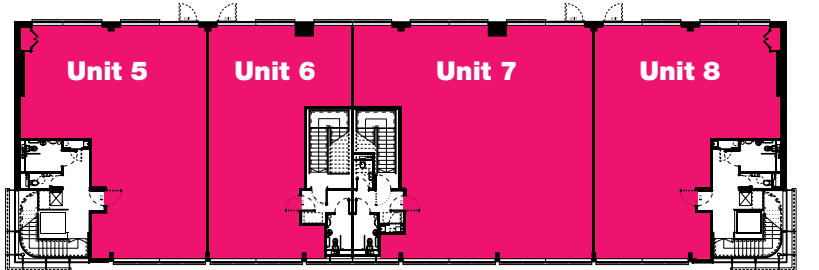
- Air source heat pump cooling/heating
- Energy efficient building
- BREEAM Excellent
- Suspended Ceilings
- Raised Floors
- Male, Female & Disabled W.C's
- Own front door (units 2 & 3)



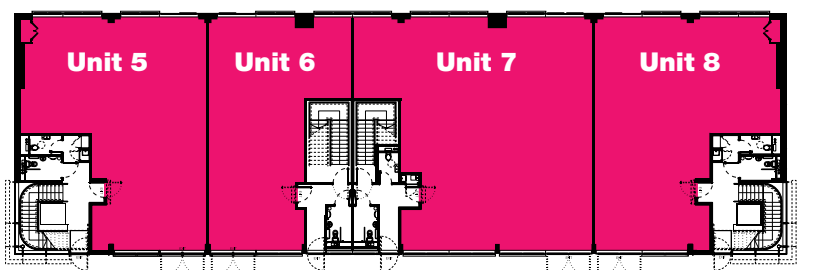
Block A (ground floor)



Block B (first floor)



Block B (ground floor)



All units can be split or combined to suit individual requirements

Block B Areas

| | Ground floor (GIA) | First floor (NIA) | Total | Parking |
|---|---|---|---|---------|
| 5 | 168m ² (1,812ft ²) | 131m ² (1,411ft ²) | 299m ² (3,223ft ²) | 10 |
| 6 | 130m ² (1,399ft ²) | 94m ² (1,016ft ²) | 224m ² (2,415ft ²) | 8 |
| 7 | 217m ² (2,332ft ²) | 181m ² (1,951ft ²) | 398m ² (4,283ft ²) | 14 |
| 8 | 167m ² (1,805ft ²) | 131m ² (1,409ft ²) | 298m ² (3,214ft ²) | 10 |

Hi Tech Specification

- First floor offices as per office spec (Block A)
- Ground floor shell and core with ability to convert to office spec
- Floor loading 2.5kN/m²
- Loading / access door

well connected.



Location

Dragon 24 Swansea is conveniently located off the A48, less than 1 mile from J46 & J47 of the M4 motorway. With the Welsh Assembly Government's office located on the neighbouring site, and the DVLA offices located 1 mile away, Dragon 24 Swansea provides businesses with the ideal working location. In addition the development is located only 6 miles from Swansea train station and Swansea city centre. There are good public transport links which include bus services to Swansea City Centre, Morriston, Forestfach Retail Park and other areas in and around Swansea.

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)

RO Developments Ltd

Joint Development with the Welsh Assembly Government

www.dragon24.co.uk



www.lsh.co.uk
jthorne@lsh.co.uk
trees@lsh.co.uk



huw.thomas@kingsturge.com
andrew.haynes@kingsturge.com

Misrepresentation Act: Lambert Smith Hampton & King Sturge (the agents) for Themselves for the Vendors or Lessors of the property whose agents they are, give notice that; i) these particulars are general outline only, for guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) The agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) No employee of the agents has any authority to make or give any representation or warranty to enter into any contract whatever in relation to the property; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT. Intending purchasers or lessees must satisfy themselves, as to the applicable VAT position, if necessary by taking appropriate professional advice; v) The agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

Images © Crown copyright (2010) Visit Wales