

Ar Werth / Ar Osod For Sale / To Let



Swyddfeydd Modern a
Unedau Uwch-Dechnoleg

Modern Office and High
Tech Space

Llywodraeth Cymru
Welsh Government



Uned 1a
Llwyn Cyntaf
Dragon 24
Parc Busnes Penllergaer
Abertawe
Dinas a Sir Abertawe
SA4 9HJ

- 301.93 m sg (3,250 tr sg)
- Rhent - £11.00 Y Tr Sg
- Ardal Haen 1 a Gynorthwyr

Unit 1a
First Floor
Dragon 24
Penllergaer Business Park
Swansea
City & County of Swansea
SA4 9HJ

- 301.93 sq m (3,250 sq ft)
- Rental - £11.00 Per Sq Ft
- Tier 1 Assisted Area

Lleoliad:

Lleolir Dragon 24 Abertawe mewn ardal gyfleus oddi ar yr A48, lai na milltir o gyffordd 46 a chyffordd 47 traffordd yr M4. Mae swyddfa Llywodraeth Cymru gerllaw a swyddfeydd y DVLA filltir i ffwrdd.

Mae Dragon 24 Abertawe yn cynnig y lleoliad gwaith delfrydol i fusnesau, ac ar ben hynny, nid yw ond 6 milltir o orsaf drenau Abertawe a chanol dinas Abertawe.

Disgrifiad:

Lleolir Dragon 24 Abertawe ym Mhenlle'rgaer ac mae'n darparu datblygiad uwch-dechnoleg a swyddfeydd â chowrtiau manyleb uchel a adeiladwyd yn 2010.

Cam 2 - Cynllunio ar gyfer tua 2,508 metr sgwar (27,000 troedfedd sgwar) ar dir datblygu cyfagos. Ar gael ar gyfer cytundebau cyn-gosod a chyn-gwerthu.

Dadansoddiad Arwynebedd Llawn:

Mae'r ardaloedd llawr canlynol yn amodol ar ddilysu ar y safle yn unol â Chod Ymarfer Mesur diweddaraf RICS.

Uned 1a:
Llwyn Cyntaf - 301.93 m sg (3,250 tr sg)

Deiliadaeth:

Mae'r adeilad ar gael i'w osod.

Mae pob parti i fod yn gyfrifol am dalu eu costau cyfreithiol eu hunain.

Bydd yn rhaid talu TAW, ar y gyfradd bresennol.

Location:

Dragon 24 Swansea is conveniently located off the A48, less than 1 mile from Junctions 46 and 47 of the M4 motorway. With the Welsh 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.

Description:

Dragon 24, Swansea is located at Penllergaer and provides a high specification courtyard office and high tech development built in 2010

Phase 2 - Planning for 2,508 sq m (27,000 sq ft) on adjacent development land. Available for pre-lets or pre-sale.

Floorspace Breakdown:

The following floor areas are subject to on-site verification in accordance with the latest RICS Code of Measuring Practice.

Unit 1a:
First Floor - 149.94 sq m (1,614 sq ft)

Tenure:

The accommodation is available to let.

Each party to be responsible for the payment of their own legal costs.

This transaction will be subject to VAT, at the prevailing rate.

Manyleb (Gan gynnwys gwasanaethau):

Manyleb y Swyddfeydd (Bloc A):

- * System oeri / wresogi drwy bwmp gwres ffynhonnell aer
- * Adeilad effeithlon o ran ynni
- * Nenfydau crog â golau cilannog
- * Uchel-loriau
- * Toiledau i ddynion, merched a phobl anabl

Cysylltedd TGCh:

Sgôr Gwibgyswllt:

Sgôr 1 - Cyfnewidfa ffôn Ether-rwyd Openreach > 5km

Sgôr Band Eang Cyflym lawn:
Ddim ar gael

Sgoriau Eraill:

LLUE - Cyfnewidfa Dadfwndelu Dolen Leol

Cliwch ar y ddolen gysylltiedig i weld Diffiniadau / Gwybodaeth Ychwanegol
https://wag.evolutive.co.uk/store/documents/other/23399_9526d14euw3541b3.pdf

Darparwyd y manylion gan:

I gael rhagor o wybodaeth neu i drefnu i weld y tir, cysylltwch â:

Owen Young
Alder King
Ffôn: 029 2038 1996
E-bost: oyoung@alderking.com

Lynn Smith
Llywodraeth Cymru
Ffôn: 0300 025 4576
E-bost: lynn.smith@llyw.cymru

Specification (Including Services):

Office Specification (Block A):

- * Air source heat pump cooling / heating
- * Energy efficient building
- * Suspended ceilings with recessed lighting
- * Raised floors
- * Male, female and disabled wc's

ICT Connectivity:

Ultrafast Rating:

Score 1 - Openreach Ethernet Tel Ex > 5km

Superfast Rating:
Not Available

Other Rating:

LLUE - Local Loop Unbundled Exchange

Please click on attached link for Definitions / Additional Information
https://wag.evolutive.co.uk/store/documents/other/23173_99m5v6996f51vh0k.pdf

Details Provided By:

For further information or to arrange a viewing please contact:

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Alder King
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Llywodraeth Cymru
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Email: lynn.smith@gov.wales

Wrth ddefnyddio'r manylion hyn, mae'n rhaid i ddarpar denantiaid / brynwyr gytuno i'r canlynol:

1. Mae'r manylion hyn yn gweithredu fel canllaw cychwynnol ac maent yn anelu at ddarparu disgrifiad cyffredinol o'r eiddo i helpu darpar denantiaid / brynwyr. Er bod yr wybodaeth sydd yn y manylion hyn (boed yn destun, ffotograffau neu gynlluniau) yn ddidwyll, nid yw'r manylion yn ddatganiad nac yn ffaith.
2. Mae'r manylion hyn yn gywir hyd eithaf fy ngwybodaeth ac wedi'u darparu heb unrhyw gyfrifoldeb i Lywodraeth Cymru, ei hasiantaethau neu ei chyflogeion. Ni fydd Llywodraeth Cymru, o dan unrhyw amgylchiadau, yn atebol am unrhyw gostau, golledion neu ddifrod, gan gynnwys, ond heb eu cyfyngu i golled neu ddifrod anuniongyrchol neu ddilynol, sy'n deillio o ddibynnu ar y manylion hyn.
3. Ni fydd dim yn y manylion hyn yn gwarantu bod yr eiddo mewn cyflwr da neu ddim, na bod unrhyw wasanaeth neu gyfleuster yn gweithio. Dylai darpar denantiaid / brynwyr gynnal y chwiliadau, yr arolygon a'r ymholiadau anghenrheidiol priodol ar yr eiddo, a thalu amdanynt eu hunain, i ddod i wybod beth yw cyflwr yr eiddo.
4. Mae unrhyw ffotograffau yn y manylion hyn yn dangos agweddau penodol o'r eiddo pan gymerwyd y ffotograff. Dylai darpar denantiaid / brynwyr fod yn ymwybodol y gallai agweddau ar yr eiddo fod wedi newid ers tynnu'r ffotograffau ac ni ddylid cymeryd y bydd yr eiddo yn union fel y mae yn y ffotograffau. Ni ddylid gwneud unrhyw ragdybiaethau o ran cyflwr y rhannau o'r eiddo na ellir eu gweld yn y ffotograffau.
5. Amcangyfrif fydd unrhyw fesur o arwynebedd, mesuriadau cyffredinol neu bellter y cyfeirir atynt yma. Dylai unrhyw denant posibl sydd am gael yr union wybodaeth, neu wybodaeth pellach am yr eiddo ddod o hyd i'r wybodaeth hon eu hunain.
6. Pan fydd y manylion hyn yn cyfeirio at newidiadau sydd wedi'u gwneud i'r eiddo neu ddefnydd penodol o'r eiddo, ni ddylai darpar denantiaid / brynwyr ragdybio bod yr hawl cynllunio, y rheoliadau adeiladu neu ganiatadau eraill wedi'u trefnu. Cyfrifoldeb y darparu denant / brynwr fydd sicrhau hyn.
7. Nid yw'r manylion hyn yn gynnig neu'n gontract mewn unrhyw fodd. Mae pob trafodaeth am yr eiddo yn amodol ar gontract.
8. Mae gwybodaeth a chyngor cyffredinol ynghylch cytuno ar brydles eiddo i'w cael ar <http://www.leasingbusinesspremises.co.uk>.
9. Mae darpar denantiaid / brynwyr yn atebol am Werthoedd Ardrethol a dylent wneud eu hymholiadau eu hunain i Adran Ardrethi'r Cyngor yn yr Awdurdod Lleol perthnasol.

"In using these particulars, prospective tenants / purchasers agree the following:

1. These particulars act as preliminary guidance and aim to provide a general description of the property to assist prospective tenants / purchasers. Whilst the information contained in these particulars (whether in the text, photographs or plans) is given in good faith, the particulars are not a statement or representation of fact.
2. These particulars are correct to the best of our knowledge and are provided without any responsibility of Welsh Government, its agents or employees. In no event will the Welsh Government be liable for any expense, loss or damage, including but without limitation, indirect or consequential loss or damage, arising from reliance on these particulars.
3. Nothing in these particulars warrant the property in good condition or otherwise, nor that any services or facilities are in good working order. Prospective tenants / purchasers should carry out all necessary and appropriate searches, surveys and enquiries in respect of the property at their own expense, and satisfy themselves of the overall condition of the property / site.
4. Any photographs contained in these particulars show certain parts and aspects of the property at the time the photograph was taken. Prospective tenants / purchasers should be aware that aspects of the property / site may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Neither should assumptions be made as to the condition of the remaining parts of the property / site not shown in photographs.
5. Any areas, measurements or distances referred to herein are approximate. A prospective tenants / purchasers requiring exact or further information in respect of the property / site should satisfy themselves of this information.
6. Where these particulars make reference to alterations made to the property / site or a particular use of the property / site, prospective tenants / purchasers should not assume that the necessary planning permission, building regulation or other consents have been obtained. It shall be the responsibility of the prospective tenants / purchasers to satisfy itself of this.
7. These particulars do not constitute an offer or contract. All negotiations in respect of the tenants / purchasers are subject to contract.
8. General information and advice about entering into business premises leases may be found at <http://www.leasingbusinesspremises.co.uk>.
9. Prospective tenants / purchasers are liable for Rateable Values and should make their own enquiries of the relevant Local Authority Council Rates Department.