



Llywodraeth Cymru
Welsh Government

Llanelli DRAGON 24

alder king

PROPERTY CONSULTANTS

029 2022 0000

www.alderking.com

For Sale / To Let

Modern High Quality Office Accommodation

units from 1,019 sq ft (95 sq m) to 2,984 sq ft (277 sq m)



Description

Dragon 24, Llanelli is located at North Dock, which provides outstanding water views as well as being accessible to the town centre and railway station.

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.

Specification

- 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

Energy Performance Certificates

The Energy Performance Asset Ratings are as follows:

Unit 2 - B (28)

Unit 5 - B (27)

Unit 7 - B (27)

Full certificates and recommendations can be provided on request.

Grant

Dragon 24 Llanelli is within a Tier 1 location with qualifying companies able to obtain the maximum package of financial support available.

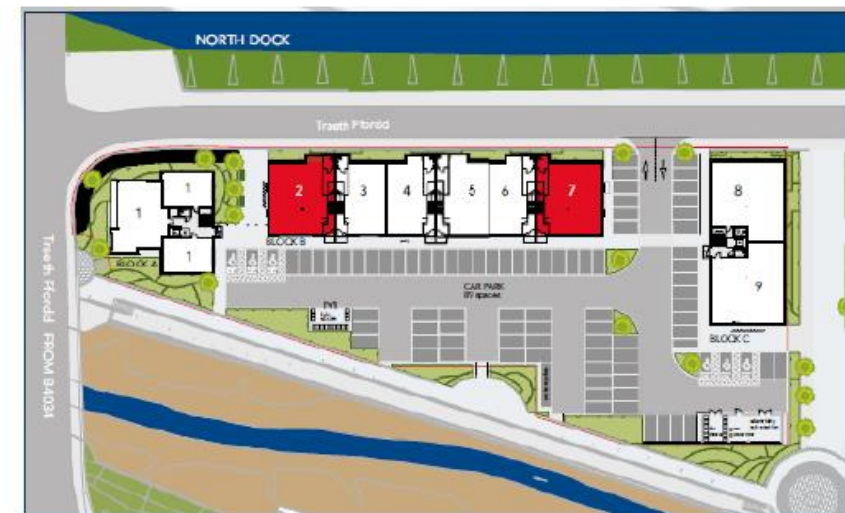




Accommodation

The predominantly two storey office development comprises the following Net Internal Areas (NIA). Units can be split or combined to suit individual requirements.

Unit	Floor	Sq Ft (NIA)	Sq M (NIA)	Parking
1	SOLD	4,937	459	16
2	LET	1,481	138	5
2	LET	1,503	140	5
3	LET	2,055	191	16
4	SOLD	2,112	196	7
5	SOLD	1,019	95	3
5	LET	1,033	96	4
6	LET	2,113	196	8
7	GROUND	1,445	134	5
7	FIRST	1,475	137	5
8	SOLD	3,572	332	12
9	SOLD	3,571	332	12



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

AVAILABLE



SAT NAV: SA15 2LF

Parc y Scarlets
Parc Pemberton
Parc Trostre

Llanelli Town Centre

Train Station

B4034

DRAGON 24

North Dock

B4034

Coastal Park Visitor Centre

To Ffos Las Race Course

LLANELLI

DRAGON 24
LLANELLI

Town centre

Railway Station

Machynys Peninsula Golf & Country Club

Travel Times

By train (Llanelli) to:

London 3 hr 30 min
Bristol 2 hr
Cardiff 1 hr 20 min
Swansea 20 min

By road to:

London 200 miles (3 hr 30 min)
Bristol 94 miles (1 hr 45 min)
Cardiff 55 miles (1 hour)
Swansea 11 miles (25 min)



Llywodraeth Cymru
Welsh Government

Joint Development with the Welsh Government

Misrepresentation Act: The particulars contained in this brochure are believed to be correct but cannot be guaranteed. All liability and negligence or otherwise for any loss arising from the use of the particulars hereby is excluded. The accommodation is offered subject to contract and unless otherwise stated, all rents and prices are quoted exclusive of VAT. All distances are approximate. March 2015

alder king

PROPERTY CONSULTANTS

029 2022 0000
www.alderking.com

OYoung@alderking.com



Llywodraeth Cymru
Welsh Government

Llanelli DRAGON 24

alder king

PROPERTY CONSULTANTS

029 2022 0000

www.alderking.com

Ar Werth/Ar Osod

Swyddfeydd Modern o Ansawdd Uchel

rhwng 1,019 troedfedd sgwâr (95 metr sgwâr) a 2,984 troedfedd sgwâr (277 metr sgwâr)

Disgrifiad

Mae Dragon 24 wedi'i leoli yn ardal Doc y Gogledd, lle ceir golygfeydd godidog o'r arfordir yn ogystal â chysylltiadau da â chanol y dref a'r orsaf reilffordd.

Mae'r datblygiad wedi'i adeiladu yn unol â Safon 'Da lawn' BREEAM, sy'n sicrhau arfer gorau o ran dylunio cynaliadwy a pherfformiad ynni ac amgylcheddol ar gyfer swyddfeydd newydd.

Manyleb

- Safon 'Da lawn' BREEAM
- Ffenestri gwydr dwbl â haenen bowdr
- Gwres canolog nwy
- Uchel-loriau
- Nenfydau crog â golau cilannog
- Toiledau i ddynion, merched a phobl anabl
- Mynediad i bobl anabl

Tystysgrifau Perfformiad Ynni

Mae'r Graddfeydd Perfformiad Ynni fel a ganlyn:

Uned 2 - B (28)

Uned 5 - B (27)

Uned 7 - B (27)

Gellir darparu tystysgrifau ac argymhellion ar gais.

Grant

Mae Dragon 24 Llanelli wedi'i leoli yn ardal Haen 1 a gall cwmnïau cymwys gael y pecyn mwyaf o gymorth ariannol sydd ar gael.

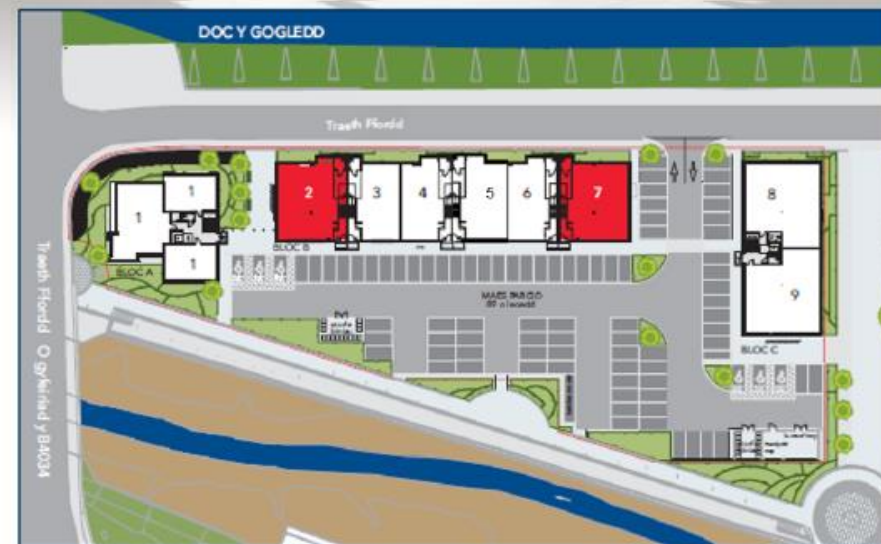




Yr Adeilad

Mae'r datblygiad swyddfeydd dau lawr yn cynnwys yr Ardaloedd Mewnol Net canlynol. Gellir rhannu unedau neu eu cyfuno i fodloni gofynion unigol.

Uned	Llawr	Troeddfedd agwâr	Metr agwâr	Parcio
1	WEDI'I GWERTHU	4,937	459	16
2	WEDI'I GOSOD	1,481	138	5
2	WEDI'I GOSOD	1,503	140	5
3	WEDI'I GOSOD	2,055	191	16
4	WEDI'I GWERTHU	2,112	196	7
5	WEDI'I GWERTHU	1,019	95	3
5	WEDI'I GOSOD	1,033	96	4
6	WEDI'I GOSOD	2,113	196	8
7	DAEAR	1,445	134	5
7	CYNTAF	1,475	137	5
8	WEDI'I GWERTHU	3,572	332	12
9	WEDI'I GWERTHU	3,571	332	12



Caiff yr ardaloedd llawr hyn eu dilysu ar y safle yn unol â Chod Ymarfer Mesur diweddaraf RICS.

AR GAEL



LLYWIO Â LLOEREN: SA15 2LF

Parc y Scarlets
Parc Pemberton
Parc Trostre

Canol Tref
Llanelli

Gorsaf Drenau

B4304

DRAGON24

Doc y
Gogledd

B4304

Canolfan Ymwelwyr
y Parc Arfordirol



Amseroedd Teithio

Ar drên (Llanelli) i'r dinasoedd canlynol:

Llundain	3 awr 30 munud
Bryste	2 awr
Caerdydd	1 awr 20 munud
Abertawe	20 munud

Ar y ffordd i'r dinasoedd canlynol:

Llundain	200 milltir (3 awr 30 munud)
Bryste	94 milltir (1 awr 45 munud)
Caerdydd	55 milltir (1 awr)
Abertawe	11 milltir (25 munud)



Llywodraeth Cymru
Welsh Government

Datblygiad ar y Cyd â Llywodraeth Cymru

Deddf Camliwio: Credir bod y manylion yn y llyfryn hwn yn gywir ond ni ellir eu gwarantu. Mae pob atebolrwydd ac esgeuluster neu fel arall am unrhyw golled sy'n deillio o ddefnyddio'r manylion trwy hyn wedi'i eithrio. Cynigir y swyddfeydd yn unol â chontract ac oni nodir fel arall, dyfynnir yr holl renti a phrisiau heb gynnwys TAW. Brasamcan yn unig yw'r holl bellteroedd. Mawrth 2015.

alder king

PROPERTY CONSULTANTS

029 2022 0000
www.alderking.com

OYoung@alderking.com