



Llywodraeth Cymru
Welsh Government

Swansea **DRAGON 24**

Penllergaer SA4 9HJ

alder king

PROPERTY CONSULTANTS

029 2022 0000

www.alderking.com

To Let / For Sale

Modern Office and High Tech Space

units from 1,614 sq ft (149 sq m) - 3,508 sq ft (326 sq m)

Description

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

Office Specification (Block A)

- Air source heat pump cooling/heating
- Energy efficient building
- Suspended ceilings with recessed lighting
- Raised floors
- Male, female & disabled WCs

Location

Dragon 24 Swansea is conveniently located off the A48, less than 1 mile from J46 & J47 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.



Grants

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





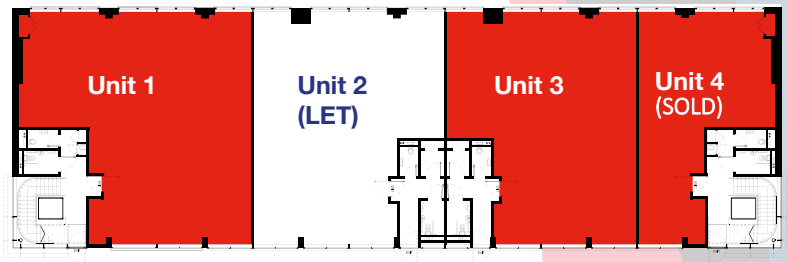
Phase 2
 Planning for c.27,000 sq ft.
 on adjacent development land.
 Available for pre-lets or pre-sale.

Accommodation

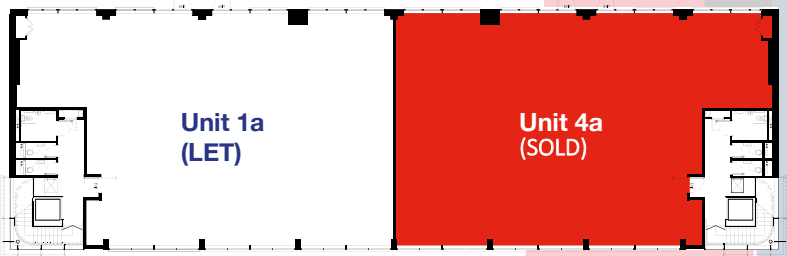
The following floor areas are subject to on-site verification in accordance with the latest RICS Code of Measuring Practice.

Unit Number	Availability	Sq ft (NIA)	Sq m (NIA)	Parking
1 (ground)	Available	1,894	176	6
1a (first)	LET	3,250	302	10
2 (ground)	LET	1,614	150	5
3 (ground)	Available	1,614	150	5
4 (ground)	SOLD	958	89	3
4a (first)	SOLD	3,250	302	9

Block A (ground floor)



Block A (first floor)



Energy Performance Certificates
 Unit 1 = B (42)
 Unit 3 = C (56)
 Unit 4 = C (53)
 Unit 4a = B (35)
 Full certificate and recommendations can be provided on request.



SAT NAV: SA4 9HJ



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)



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. December 2015



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Abertawe **DRAGON 24**

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Ar Osod/Ar Werth

Unedau Uwch-Dechnoleg a Swyddfeydd Modern

rhwng 958 troedfedd sgwâr (89 metr sgwâr) a 7,716 troedfedd sgwâr (717 metr sgwâr)

Disgrifiad

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

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

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.



Grantiau

Lleolir Dragon 24 Abertawe yn ardal Haen 1 a gall cwmnïau cymwys gael y pecyn mwyaf o gymorth ariannol sydd ar gael.





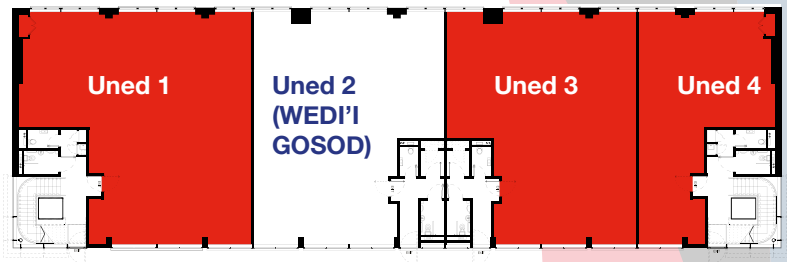
Cam 2
 Cynllunio ar gyfer tua 27,000 troedfedd
 sgwâr ar dir datblygu cyfagos.
 Ar gael ar gyfer cytundebau cyn-gosod
 a chyn-gwerthu.

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

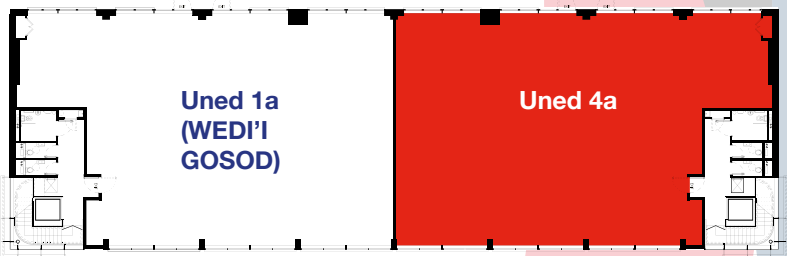
Tystysgrifau Perfformiad Ynni
 Uned 1 = B (42)
 Uned 3 = C (56)
 Uned 4 = C (53)
 Uned 4a = B (35)
 Gellir darparu tystysgrifau ac argymhellion
 ar gais.

Rhif yr Uned	Argaeledd	Troedfedd Sgwâr (AMN)	Troedfedd Sgwâr (AMN)	Parcio
1 (daear)	Ar gael	1,894	176	6
1a (1af)	WEDI'I GOSOD	3,250	302	10
2 (daear)	WEDI'I GOSOD	1,614	150	5
3 (daear)	Ar gael	1,614	150	5
4 (daear)	Ar gael	958	89	3
4a (1af)	Ar gael	3,250	302	9

Bloc A (llawr daear)



Bloc A (llawr cyntaf)





LLYWIO Â LLOEREN : SA4 9HJ



Amseroedd Teithio

Ar drên i'r dinasoedd canlynol:

Llundain	3 awr
Bryste	1 awr 30 munud
Caerdydd	54 munud

Ar y ffordd i'r dinasoedd canlynol:

Llundain	190 milltir (3 awr 20 munud)
Bryste	83 milltir (1 awr 28 munud)
Caerdydd	45 milltir (55 munud)
Caerfyrddin	23 milltir (25 munud)
Abertawe	6 milltir (10 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 mewn perthynas ag unrhyw golled sy'n deillio o ddefnyddio'r manylion trwy hyn wedi'i eithrio. Cynigir yr unedau 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. Rhagfyr 2015

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