

LANGDON HOUSE



ENERGY EFFICIENT ENVIRONMENTALLY EXCEPTIONAL
THE PERFECT BUSINESS LOCATION



SA1 SWANSEA
WATERFRONT



A WORKING SOLUTION

DESIGNED WITH A PURPOSE

SA1 Swansea Waterfront is rapidly emerging as a major lifestyle destination for businesses seeking a quality location close to the city centre whilst also retaining excellent access to the M4 motorway.

Langdon House is a prestigious office development by London & Wharfedale and an integral part of this rapidly emerging location where quality of design and environmental credentials are essential elements to the success of SA1 Swansea Waterfront.

The BREEAM designed building provides modern quality offices extending to 3,899 sq.m (41,976 sq.ft) together with its unique architecture, incorporating glazed suspended walkways, balconies and a high quality full height central atrium. The development offers accommodation for SME's and Non - SME's in suites from 200 sq.m (2,155 sq.ft) with the opportunity to either rent or to purchase (via 995 year lease) space.

GENEROUS SPECIFICATIONS FOR GRAND GESTURES

- Self contained office units
- Double glazed opening windows with window blinds
- Gas central heating boiler in every suite
- Exposed painted concrete ceiling structure with suspended lighting
- Solid floors incorporating cable and data trunking
- A capital allowance for carpeted floors
- Self contained male/female and disabled w.c's
- Capped off waste and water supply for tea points
- Swipe card security access and intercom linked to the carpark and main building entrances

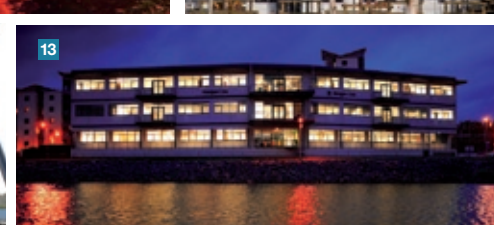
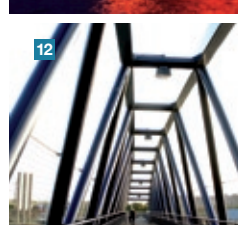
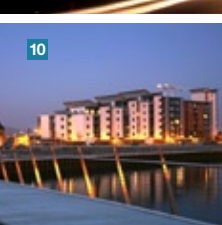
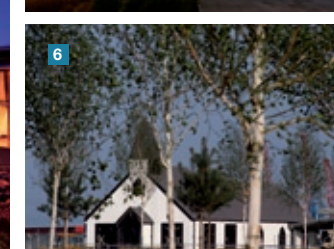
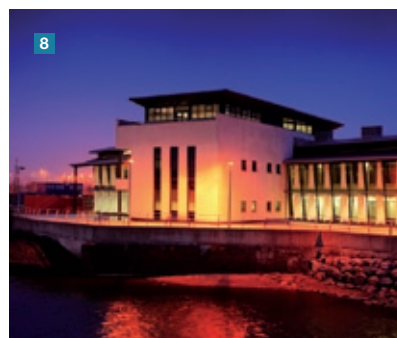
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SA1

- 1 Langdon House
- 2 Village Hotel (includes fitness centre)
- 3 Apostolic Church
- 4 Proposed Multi Storey Car Park
- 5 Admiral
- 6 Norwegian Church
- 7 Technium Swansea II
- 8 Technium Swansea I
- 9 J- Shed (includes restaurant, cafe & spa)
- 10 Bellway Development (including residential & convenience stores)
- 11 Quest Development (residential)
- 12 Lock Bridge
- 13 Morgan Cole Solicitors
- 14 Ice House
- 15 Sail Bridge
- 16 Sainsburys



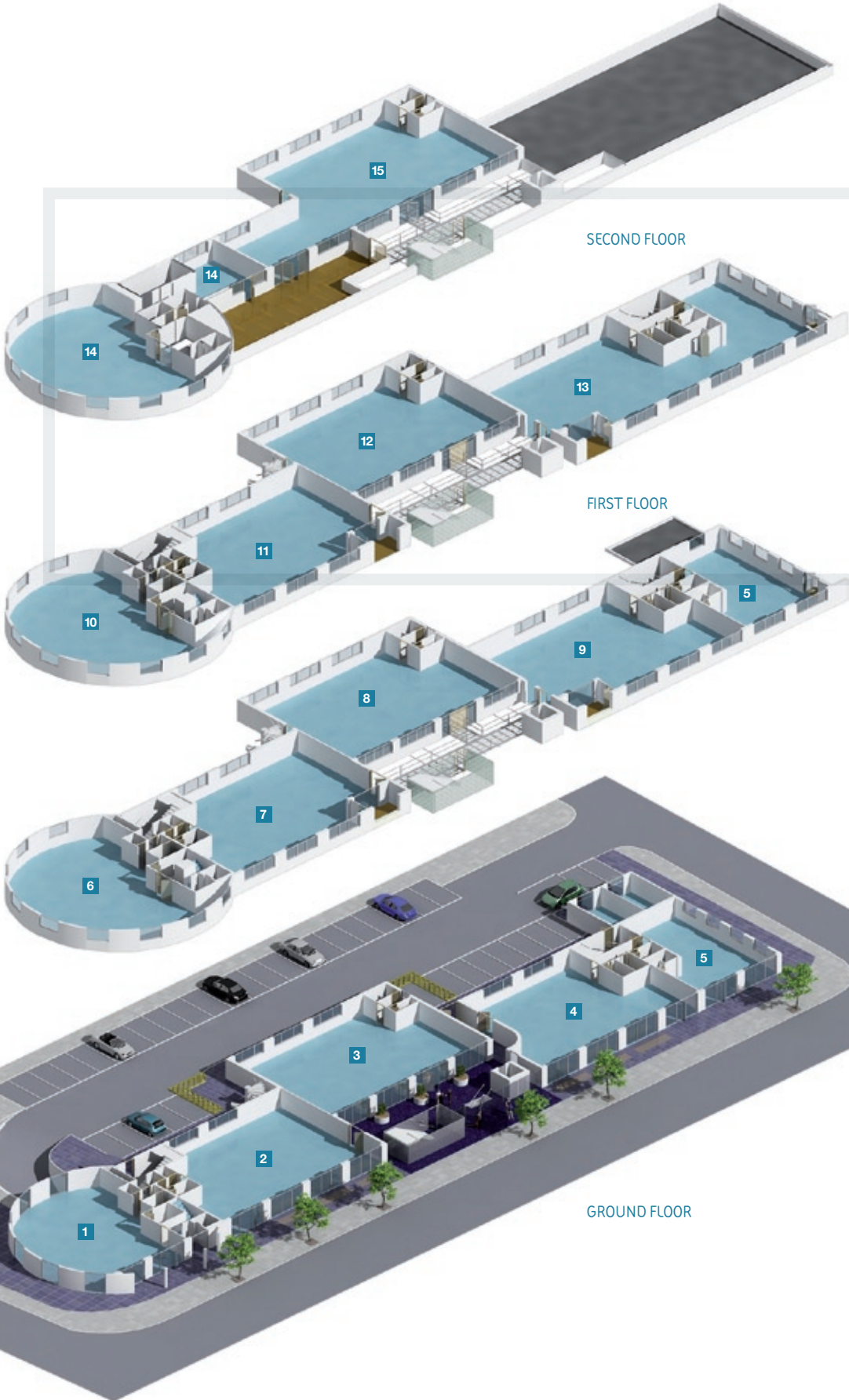


THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

GROUND FLOOR



A FULLY FEATURED BUILD

- Full height central atrium area providing internal and external space
- Glass suspended walkways accessed off the central atrium staircase and lift
- Intercom and barrier controlled entrance to car park
- 102 car parking spaces
- Disabled access and facilities



BREEAM

The building is finished to a BREEAM Excellent standard which includes the following:

- Designed for optimum occupant comfort and safety, benefiting from high levels of natural daylight and entirely naturally ventilated.
- Heating and lighting layout/controls providing maximum flexibility.
- Extremely energy efficient exceeding the 2006 standard for fuel and power by 8% – resulting in lower energy bills for occupants.
- Water fittings incorporate low flush toilets and automatic shut off when toilet unoccupied.
- Langdon House demonstrates a commitment to the environment whilst providing premium accommodation designed to be efficient and comfortable beyond that of a standard office development.



PERFECT POSITIONING

WHERE

Situated close to the main "Gateway" entrance to SA1 and yet within a 5 minute walk of the main retailing area, Langdon House occupies a prominent location within this vibrant and emerging city centre location.

Major employers such as Admiral Insurance, Morgan Cole and the Countryside Council for Wales are already well established in the locality and are taking advantage of the area's excellent road access, with junction 42 of the M4 motorway situated less than 10 minutes away. In addition, the high speed rail links at Swansea Central Station and Port Talbot parkway are readily and easily accessible.

The excellent cycle network and the new leisure and fitness centre at the Village Inn a short walk from Langdon House all add to the attraction of Langdon House as an exciting working environment.

DRIVE TIMES Langdon House is blessed with superb transportation connections, in terms of both road and rail, with the additional benefit of Cardiff International Airport being just 55 miles away. The table below shows the travelling times and distances to Swansea's SA1 quarter.

LLANELLI	11 MILES	0.5 HOUR
CARDIFF	52 MILES	1 HOUR
BRISTOL	91 MILES	1.75 HOURS
LONDON	200 MILES	3.5 HOURS
BIRMINGHAM	154 MILES	2.6 HOURS



A DEVELOPMENT BY

LONDON



WHARFEDALE

DEVELOPMENT AND REGENERATION

HSBC

The world's local bank

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Llywodraeth Cynulliad Cymru
Welsh Assembly Government



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Floor	Unit	Net Internal Area (Sq Ft) Leasehold Option	Gross Internal Area (Sq Ft) Long Leasehold Option	Car Parking	Balcony Feature	Availability
Rotunda	6, 10, 14	7,670	8,196	19	YES (3 rd)	LET
Rotunda	1	2,254	2,369	5		Available
Ground	2	2,660	2,784	7		SOLD
Ground	3	2,782	2,924	6		Available
Ground	4	2,413	2,572	6		SOLD
Ground & First	5	2,390	2,721	6	YES	Available
First	7	2,474	2,588	6	YES	SOLD
First	8	2,765	2,907	7		SOLD
First	9	2,528	2,691	6	YES	Available
Second	11	2,515	2,630	8		SOLD
Second	12	2,762	2,905	7		Available
Second	13	3,750	4,042	9	YES	Available
Third	15	3,476	3,620	9	YES	Available
Total		40,439	42,949	101		