



TO LET

2,371 SQ FT
(220.27 SQ M)

£15,000 PER ANNUM

Prominent, Self Contained,
Ground Floor Office
Accommodation, with
Dedicated Parking

- Prominent city centre location
- Directly opposite Swansea Magistrate Court and adjacent to Swansea Central Police Station
- Close proximity to Swansea Central Railway Station
- 4 no. allocated parking spaces
- Reception, multiple private offices, kitchen and ancillary accommodation

Summary

Available Size	2,371 sq ft
Rent	£15,000 per annum
Rates Payable	£6,526 per annum
Rateable Value	£13,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Ground floor offices available within Druslyn House. The accommodation is accessed via a front entrance leading to a reception area, from which a range of individual offices of varying sizes are provided.

The premises further benefits from a self contained kitchen, WCs, a copying/print room, boiler room and a secure strong room. The property occupies a prominent and highly accessible position within Swansea city centre, in close proximity to the principal civic, retail and transport facilities serving the town, making it well suited to a range of office and professional occupiers.

Location

Druslyn House occupies a prominent position on De La Beche Street, within Swansea city centre. The property is immediately adjacent to Tesco Express and Swansea Central Police Station, and stands directly opposite Swansea Magistrates' Court.

Swansea Central railway station, providing direct services to London Paddington, is within close proximity, while Swansea's principal retail centre, Swansea Market and Swansea Arena are all within a short walking distance, providing excellent access to civic, retail, leisure and transport facilities.

Specification

- Ground floor front entrance with staircase providing access to upper floors
- Reception/waiting area
- Range of partitioned private offices
- Staff kitchen and W.Cs
- Storage rooms
- Suspended ceilings with recessed lighting
- Secure door entry system



Viewing & Further Information



Ceri Daniel
07827120389
ceri@reesrichardsblyth.co.uk



Ebony Schwok
07977073894
ebony@reesrichardsblyth.co.uk

In accordance with Anti Money Laundering requirements, we may be required to establish the identity and source of funds of all parties to any sale or leasehold transactions. The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 29/09/2026

