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# Darcy bustles with business after Insight makes a move

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INSIGHT Health Screening has expanded to larger headquarters at Llan Coed House in Neath.

The occupational healthcare company has relocated from Sandfields Business Centre in Baglan to a unit at the 15,000 sq ft Llan Coed House building at Coed Darcy – part of the £1.2bn sustainable community being developed by landowner and regeneration specialist St Modwen.

The letting to Insight Health Screening brings Llan Coed House close to full occupation. More than 8,000 sq ft of employment space remains across the wider business estate for small to medium-size businesses on a rental basis.

Proposals are also in place for the future development of 450,000 sq ft of new employment space.

Coed Darcy Ltd, a company jointly owned by St Modwen, Neath Port Talbot County Borough Council and the Prince's Trust Foundation for Building Community, owns the estate comprising of around 100 private and public sector organisations, which together employ more than 1,500 people.

Kevin Mills, property manager for Coed Darcy Ltd and St Modwen, said: "Coed Darcy is already proving to be an attractive development for our tenants who benefit from modern office space in a managed estate set within close proximity to the M4.

"With capacity still available for future employment space across the estate we're committed to developing a high-quality business environment at this landmark scheme in South Wales for years to come."

The estate consists of Llan Coed House, Britannic House, William Knox House and industrial units located in the Courtyard.

Liz Terry, managing director of Insight Health Screening, said: "The company continues to expand its essential health services for public and private sector businesses across South Wales and is ambitious for further growth. Moving to our new headquarters at Coed Darcy is an important and exciting step in meeting the future needs of the business within this top-quality development.

"Not only are we in a prime location to deliver our key services, with links to Swansea, Neath, Port Talbot and the rest of South Wales right on our doorstep, but our training arm

of the business has been given a massive boost thanks to the first-class conference facilities we now have at our disposal."

Tom Rees, surveyor at Lambert Smith Hampton Swansea office and agents for Coed Darcy Ltd, said: "This last transaction takes Llan Coed House up to 95% occupancy, reflecting the confidence in Coed Darcy as a prime business location which

offers high-quality accommodation and excellent transportation links."

Over the next 20 years St Modwen plans to deliver around 4,000 homes, four schools and a mixture of employment and community development at Coed Darcy, bringing in excess of £1bn of economic benefit to the area through this major regeneration.



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Liz Terry, MD of Insight Health Screening, outside Llan Coed House, with Kevin Mills of Coed Darcy and St Modwen

