

Unit 3 Granary Court Business Park

Leasehold
Office

Station Road, Point of Ayr, Prestatyn, CH8 9RD

2,125 sq ft (198.4 Sq M)



To Let | £10.00 Per Sq Ft



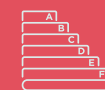
Key information



Rent
£10.00 psf



Rateable Value
£11,750



EPC rating
D

Description

Granary Court is a commercial business development, comprising traditional stone barn conversions which offers a peaceful and creative working environment.

Unit 3 is a self-contained two storey building offering contemporary office space which benefits from the existing partitioned meeting rooms and kitchen facilities. Externally, the unit benefits from ample car parking.



Amenities



Meeting Rooms



Car Parking



Kitchen



High Speed Internet



Transport Links



Perimeter Trunking

Location

Granary Court is located in North Wales, approximately 3 miles east of Prestatyn. It offers a strategic location that links North Wales, the North West, and the Midlands, being located less than 7 miles from the A55, allowing easy access to the regional motorway networks.

Granary Court benefits from good public transport links with a bus stop serving the centre less than 0.5 miles away. Rail connections are also convenient, with Prestatyn station only 4 miles away.

Address: Unit 3, Granary Road Business Park, Point of Ayr, Prestatyn, CH8 9RD

What3words: [///upward.scans.budgeted](https://www.what3words.com/#!/upward.scans.budgeted)

Locations

Prestatyn: 3.5 miles

A55: 6.5 miles

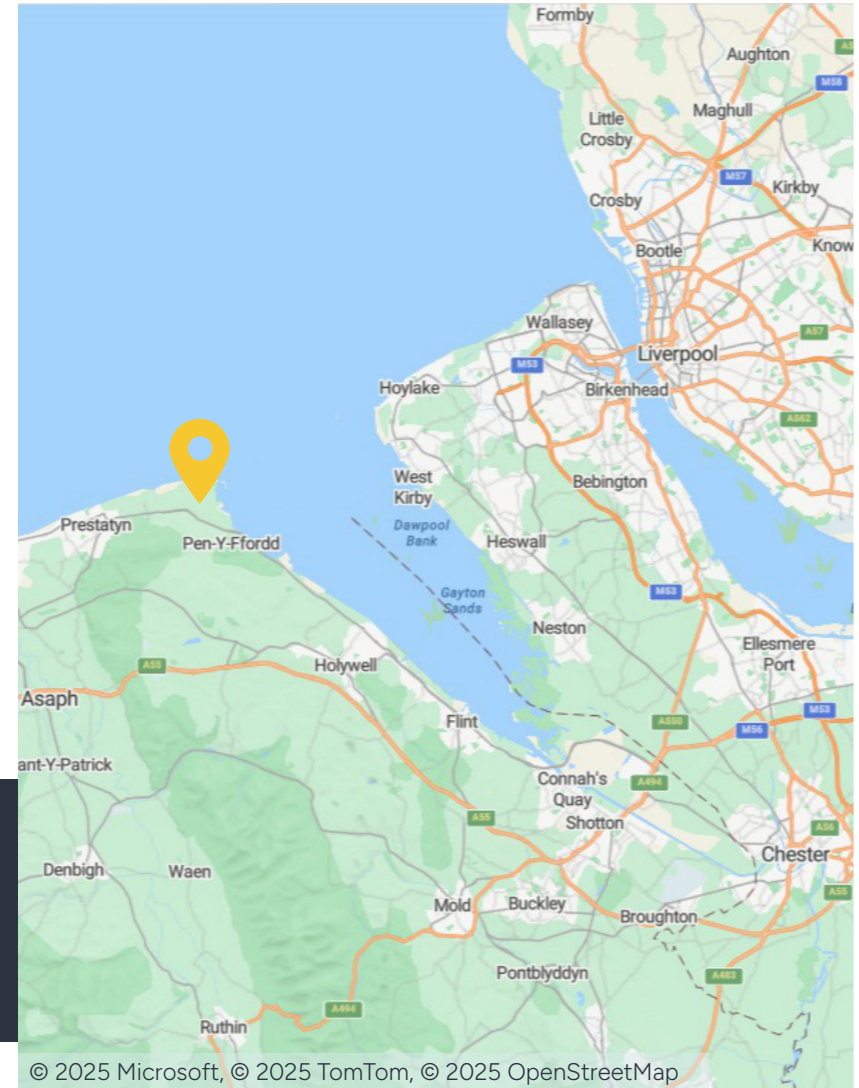
Chester: 27 miles

Nearest station

Prestatyn: 4.2 miles

Nearest airport

Liverpool John Lennon: 42 miles



© 2025 Microsoft, © 2025 TomTom, © 2025 OpenStreetMap

Further information

Rent

£10.00 per sq ft.

Tenure

Leasehold.

Lease Terms

The accommodation is available to let on terms to be agreed.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority. The current Rateable Value is £11,750. Small Business Rates Relief may be available. We would recommend you confirm directly with the Local Authority.

Planning

The current permitted uses of the site fall within use class E of the Town and County planning order updated from the 1st September 2020.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



Further information

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is Band D.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Marcus Baumber

0161 214 4694

marcus.baumber@fishergerman.co.uk



David Newman

0161 214 4664

david.newman@fishergerman.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated September 2025. Photographs dated September 2025.



This brochure is fully recyclable