



Unit 18 St Asaph Business Park

Ffordd Richard Davies, St. Asaph, LL17 0LJ

Self Contained Single Storey Office

1,172 sq ft
(108.88 sq m)

- Self Contained
- Central Heating
- Suspended ceilings with recessed lighting
- Welfare Facilities
- Good parking provisions

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Summary

Available Size	1,172 sq ft
Rent	£11 per sq ft
Rates Payable	£3,990.20 per annum
Rateable Value	£7,100
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

Description

A self contained single storey unit situated within a courtyard office environment. The unit provides good quality office space with low level perimeter trunking, suspended ceilings, central heating, separate male and female WCs and kitchen.

Location

Unit 18 is located on the popular St. Asaph Business Park, at the interchange of J26 of the A55.

The Park provides quick links across the North Wales region and is home to several of North Wales' most prominent occupiers.

Surrounding occupiers include North Wales Police Headquarters, North Wales Fire and Rescue Services and Welsh Ambulance Services University NHS Trust HQ.

Terms

The property is available via a new lease, terms to be agreed.



Viewing & Further Information



Ben Bolton
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Uned 18, Parc Busnes Llanelwy
Ffordd Richard Davies, Llanelwy, LL17 0LJ

**Swyddfa un llawr
hunangynhwysol**

- Hunangynhwysol
- Gwres canolog
- Nenfydau crog gyda goleuadau cilfachog
- Cyfleusterau lles
- Darpariaeth parcio da

**1,172 troedfedd sgwâr
(108.88 metr sgwâr)**

Crynodeb

Maint sydd ar gael	1,172 troedfedd sgwâr
Rhent	£11 y droedfedd sgwâr
Ardrethi sy'n daladwy	£3,990.20 y flwyddyn
Gwerth adrethol	£7,100
Tâl gwasanaeth	£1 y droedfedd sgwâr
Treth ar Werth (TAW)	Yn berthnasol
Ffioedd Cyfreithiol	Pob parti i dalu ei gostau ei hun
Cyfraddiad yr EPC	C (58)

Disgrifiad

Uned un llawr hunangynhwysol sydd wedi'i lleoli mewn amgylchedd cwrt dymunol. Mae'r uned yn darparu gofod swyddfa o ansawdd uchel, gyda chwndid ymylol lefel isel, nenfydau crog, gwres canolog, cegin, a thoiledau ar wahân i ddynion a menywod.

Lleoliad

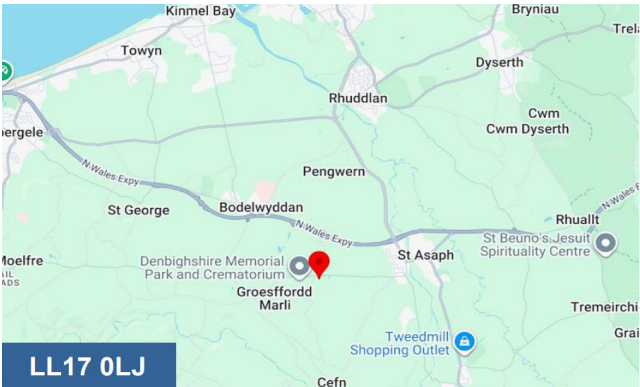
Mae Uned 18 wedi'i lleoli ym mharc busnes poblogaidd Llanelwy, yn agos at gyfnewidfa cyffordd 26 yr A55.

Mae'r parc yn darparu cysylltiadau cyflym ar draws rhanbarth Gogledd Cymru, ac mae'n gartref i amrywiaeth o feddianwyr amlycaf yr ardal.

Mae'r meddianwyr cyfagos yn cynnwys Pencadlys Heddlu Gogledd Cymru, Gwasanaeth Tân ac Achub Gogledd Cymru a Phencadlys Ymddiriedolaeth GIG Gwasanaethau Ambiwylans Cymru.

Telerau

Mae'r eiddo ar gael drwy brydles newydd, telerau i'w cytuno.



Ymweliadau a Mwy o Wybodaeth



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