



Unit 6, St Asaph Business Park

Ffordd Richard Davies, St Asaph, LL17 0LJ

A Prominent two story self-contained Business Unit

20,012 sq ft
(1,859.18 sq m)

- Prominently placed on the St Asaph Business Park
- Excellent road connections to the A55
- Generous Parking provisions and loading bays
- Air conditioning
- Available immediately

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Summary

Available Size	20,012 sq ft
Rent	Rent on application
Price	Price on application
Rates Payable	£74,184 per annum
Rateable Value	£132,000
Service Charge	An estate service charge will be applicable. Full details upon request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The unit comprises a 2 storey, self-contained busy unit, set within a mature landscaped environment. Internally there is a mixture of open plan offices and meeting room with workshop space on the Ground floor. The property has a canteen, DDA compliant toilets, passenger lift and air conditioning.

The site benefits from generous parking to the front and rear of the building with a loading/unloading bay.

Location

St. Asaph is North Wales' premier business park located in a central position on the North Wales corridor. The established Park is home to many of the region's most notable occupiers, set in a landscaped environment. St. Asaph Business Park is located at J26 of the A55 North Wales expressway.

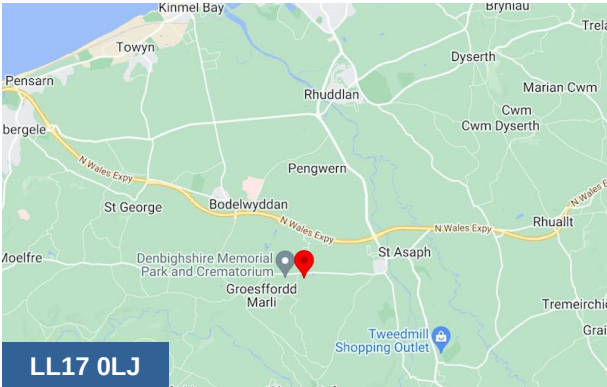
The business park is strategically located between Deeside/Chester and the port of Holyhead on Anglesey. Merseyside and Manchester regions are all within a 90-minute drive time.

Accommodation

Name	sq ft	sq m	Availability
Ground	9,946	924.01	Available
1st	10,066	935.16	Available
Total	20,012	1,859.17	

Terms

The property is available either Leasehold or Freehold.



Viewing & Further Information

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 **Mark Siddons**
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Uned 6, Parc Busnes Llanelwy

Ffordd Richard Davies, Llanelwy, LL17 0LJ

Uned fusnes deulawr amlwg a hunangynhwysol

- Lleoliad amlwg ym Mharc Busnes Llanelwy
- Cysylltiadau ffordd ardderchog â'r A55
- Darpariaeth parcio hael a mannau llwytho
- System aerdymheru
- Ar gael ar unwaith

**20,012 troedfedd sgwâr
(1,859.18 metr sgwâr)**

Crynodeb

Maint sydd ar gael	20,012 troedfedd sgwâr
Rhent	Rhent ar gais
Pris	Pris ar gais
Ardrethi sy'n daladwy	£74,184 y flwyddyn
Gwerth adrethol	£132,000
Tâl gwasanaeth	Bydd tâl gwasanaeth ystad yn berthnasol. Manylion llawn ar gael ar gais.
Treth ar Werth (TAW)	Yn berthnasol
Ffioedd Cyfreithiol	Pob parti i dalu ei gostau ei hun.
Cyfraddiad yr EPC	D

Disgrifiad

Mae'r eiddo'n cynnwys uned ddeulawr hunangynhwysol, wedi'i gosod o fewn amgylchedd tirluniedig aeddfed. Yn fewnol, mae cymysgedd o swyddfeydd cynllun agored ac ystafell gyfarfod, gyda gweithdy ar y llawr gwaelod. Mae gan yr eiddo ffreutur, toiledau sy'n cydymffurfio â'r Ddeddf Gwahaniaethu ar sail Anabledd, lifft i deithwyr a system aerdymheru.

Mae'r safle yn elwa o ddarpariaeth parcio hael i flaen a chefn yr adeilad, a man llwytho / dadlwytho.

Lleoliad

Llanelwy yw prif barc busnes Gogledd Cymru, wedi'i leoli mewn lleoliad canolog ar goridor Gogledd Cymru. Mae'r Parc sefydledig, sy'n gartref i lawer o feddianwyr mwyaf nodedig y rhanbarth, wedi'i osod mewn amgylchedd tirluniedig. Mae Parc Busnes Llanelwy wedi'i leoli ar gyffordd 26 yr A55, gwiibffordd Gogledd Cymru.

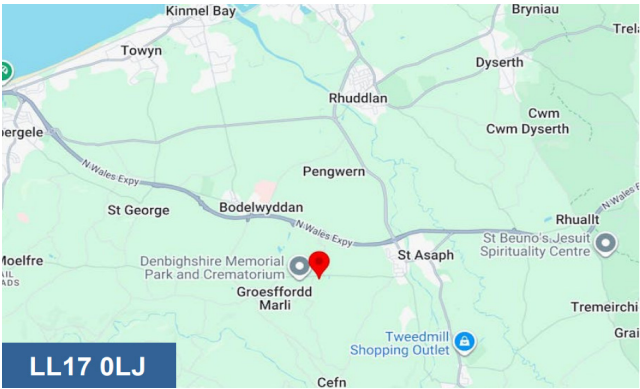
Mae'r parc busnes wedi'i leoli'n strategol rhwng Glannau Dyfrdwy / Caer a phorthladd Caergybi ar Ynys Môn. Mae rhanbarthau Glannau Mersi a Manceinion i gyd o fewn taith 90 munud mewn car.

Y Gofod

Enw	Troedfedd sgwâr	Metr sgwâr	Argaeledd
Uned - 4b	9,946	924.01	Ar gael
Uned - 4c	10,066	935.16	Ar gael
Cyfanswm	20,012	1,859.17	

Telerau

Mae'r eiddo ar gael naill ai fel Lesddaliad neu Rydd-ddaliad



Ymweliadau a Mwy o Wybodaeth



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