

St. Asaph Business Park

St. Asaph, Denbighshire LL17 0JD

**Development Plots From 0.17 Hectares
(0.42 Acre) Up to
1.82 Hectares (4.5 Acres)**

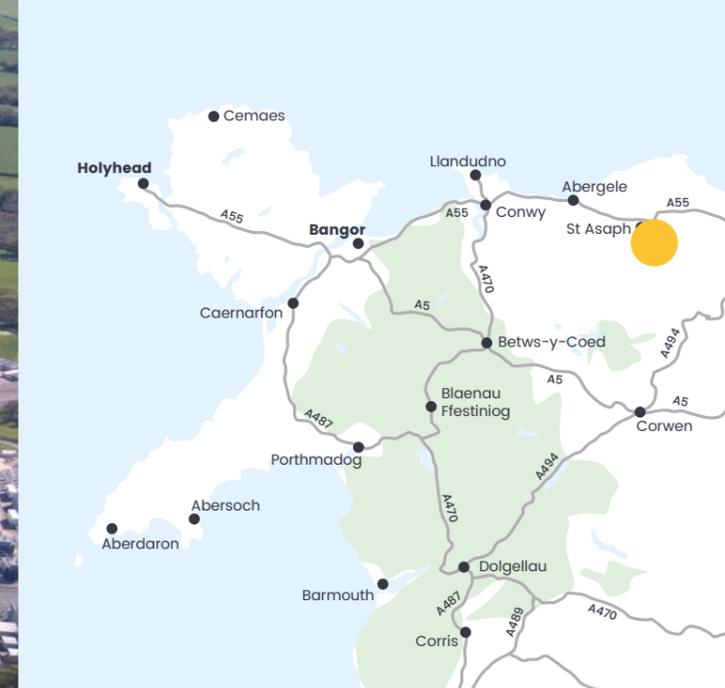
Located On North Wales Premier
Business Park A Series Of Serviced
Development Plots For BI Office Use.



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INDICATIVE LAYOUT



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LOCATION

St. Asaph Business Park is located at J26 of the A55 North Wales expressway.

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

DESCRIPTION

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. The sites offer a broad range of development opportunities suitable for B1 uses including offices/call centre/research & development uses.

The sites are serviced and accessed off an established road network.

TIER 1 AREA STATUS

The sites are within a Tier 1 funding area. Under EC rules Welsh Government can offer additional financial support to qualifying projects.



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SITES AVAILABLE

C7 Sold	C2a Under Offer
C1a 2.25 Acres	C2b 1.01 Acres
C1b 2.66 Acres	C8 0.86 Acres
C1c 2.88 Acres	C5 1.19 Acres
C1d 1.09 Acres	C3 Sold

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TENURE

Long leasehold - new 250 year.

TERMS

The sites are available for sale subject to development agreement and confirmation of design and use in accordance with B1 use, the overall masterplan for the park.

SERVICES

Plots have the ability to connect into the mains services. Full details on request.

SERVICE CHARGE

An estate service charge will be implemented to cover any common, shared estate costs.

SITE CONDITIONS/INFORMATION PACK

Further information on the site and services available on request.

INFORMATION

All developments to comply with Welsh Government's sustainable buildings policy.



FURTHER INFORMATION

For further information contact the sole agents:



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