



Unit 19

St. Asaph Business Park, Ffordd Richard Davies, St. Asaph, LL17 0LJ

Single storey office unit with generous forecourt

2,012 sq ft
(186.92 sq m)

- Suspended Ceilings
- Central Heating
- Car Parking
- Welfare facilities

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Summary

Available Size	2,012 sq ft
Rent	£11 per sq ft
Rates Payable	£3.98 per sq ft
Rateable Value	£14,250
Service Charge	£1 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)

Description

An end of terrace 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.

There is a generous parking provision to the front of the property.

Location

Unit 19 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,012	186.92	Available
Total	2,012	186.92	

Terms

The property is available by way of a new lease on full repairing and insuring terms.



Viewing & Further Information



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Uned 19 Parc Busnes Asaph,
Ffordd Richard Davies, St. Asaph, LL17 0LJ

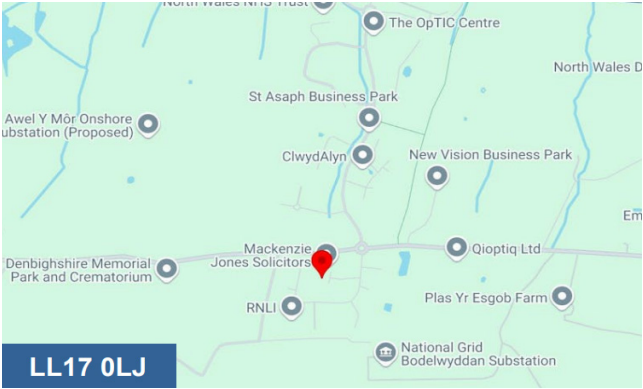
**Swyddfa un-llawr gyda
blaencwrt hael**

- Nenfydau crog
- Gwres canolog
- Maes parcio
- Cyflwysterau lles

**2,012 troedfedd sgwâr
(186.92 metr sgwâr)**

Crynodeb

Maint sydd ar gael	2,012 troedfedd sgwâr
Rhent	£11 y droedfedd sgwâr
Cyfraddau taladwy	£3.98 y droedfedd sgwâr
Gwerth adrethol	£14,250
Tâl gwasanaeth	£1 y droedfedd sgwâr
Treth ar Werth (TAW)	Perthnasol
Ffioedd Cyfreithiol	Pob parti i dalu costau eu hunain
Sgôr EPC	C (69)



Disgrifiad

Swyddfa un-llawr pen teras wedi’l leoli ty fewn cwr’t. Mae’r uned yn darparu ardal swyddfa o safon uchel gyda lefel isel o foncyffio perimedr, nenfydau crog, gwres canolog, tai bach sydd ar wahan l ddynton a fenywod a cegin.

Mae yna ardaloedd parcio o flaen yr uned.

Lleoliad

Mae uned 19 wedi’l leoli ym mharc busnes St Asaph, wrth cyfnewidfa y J26 o’r A55

Mae’r parc yn darparu cysylltiadau cyflym trwy gydol gogledd Cymru ac yn hwb l amrhywiaeth o feddianwyr amlwg yr ardal.

Mae’r feddianwyr presennol yn yr ardal yn cynnwys Pencadlys Heddlu Gogledd Cymru, Gwasanaeth Achyb a Tan Gogledd Cymru a Pencadlys Ymddiriedolaeth GIG Prifysgol Gwasanaeth Ambiwylans Cymru.

Telerau

Mae’r uned ar gael trwy prydles newydd gyda telerau atgyweirio ac yswirio llawn.



Ymweliadau a Mwy o Wybodaeth



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