



Unit D2 Llys Y Dderwen

Parc Menai, Bangor, LL57 4BN

To Let: Self Contained Office Space

2,130 sq ft
(197.88 sq m)

- Conveniently situated adjacent to the A55
- Flexible terms
- Within a courtyard development with parking
- Welfare and W/C facilities

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Summary

Available Size	2,130 sq ft
Rent	£9.50 per sq ft
Rates Payable	£5.67 per sq ft
Rateable Value	£21,250
Service Charge	£1 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (54)

Description

The unit comprises a self contained ground floor office, set within a courtyard environment.

The unit is open plan with kitchenette and separate male and female WCs.

Location

The property is located on the popular Parc Menai Business Park, approximately 4 miles south-west of Bangor town centre. The Parc is conveniently located at the intersection of the A55 and the A487, with quick links across the region. The unit is set within a terrace off Ffordd y Parc turning onto Ffordd Gelli Morgan.

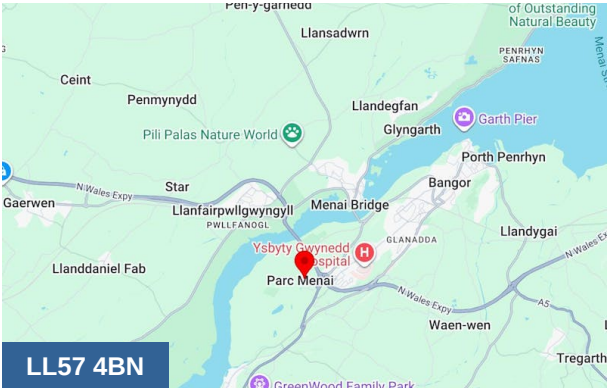
Accommodation

The accommodation comprises the following areas:

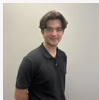
Name	sq ft	sq m	Availability
Unit	2,130	197.88	Available
Total	2,130	197.88	

Terms

The property is available by way of an internal repairing and insuring lease, terms to be agreed.



Viewing & Further Information



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Uned D2 Llŷs Y Dderwen Parc Menai, Bangor, LL57 4BN

I'w Llogi: Gofod swyddfa hunangynhwysol

- Wedi'i leoli yn gyfleus gerllaw'r A55
- Telerau hyblyg
- Mewn cwrth gyda lle parcio
- Cyfleusterau lles a thoiledau

2,130 troedfedd sgwâr
(197.88 metr sgwâr)

Crynodeb

Maint sydd ar Gael	2,130 troedfedd sgwâr
Rhent	£9.50 y droedfedd sgwâr
Cyfraddau Taladwy	£5.67 y droedfedd sgwâr
Gwerth Adrethol	£21,250
Tâl gwasanaeth	£1 y droedfedd sgwâr
Treth ar Werth (TAW)	Cymwysadwy
Costau Cyfreithiol	Pob parti i ysgwyddo eu costau eu hunain
EPC	C(54)

Disgrifiad

Mae’r uned yn cynnwys swyddfa hunangynhwysol ar y llawr gwaelod, mewn amgylchedd cwrth.

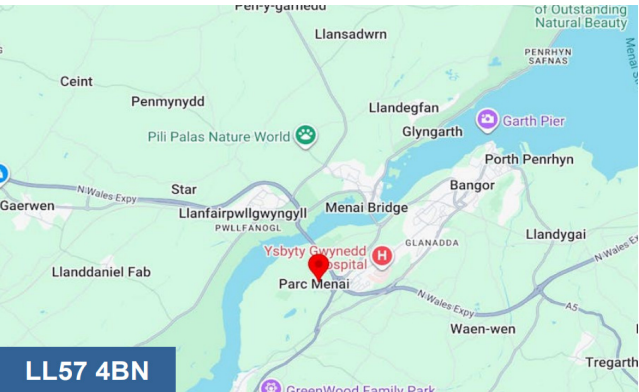
Mae’r uned yn ‘gynllun agored’ gyda chegin fach a thoiledau ar wahân i fechgyn a merched.

Lleoliad

Mae’r eiddo ym mharc busnes poblogaidd Parc Menai, tua 4 milltir i’r de-orllewin o ganol tref Bangor. Mae’r parc wedi’i leoli’n gyfleus ar groesffordd yr A55 a’r A487, gyda chysylltiadau cyflym â gweddill y rhanbarth. Mae’r uned mewn teras oddi ar Ffordd y Parc gan droi i Ffordd Gelli Morgan.

Telerau

Mae’r eiddo ar gael trwy brydles atgyweirio ac yswirio mewnol, telerau i’w cytuno.



Ymweliadau a Mwy o Wybodaeth



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