

Parc Bryn Cegin

Llandegai, Bangor LL57 4BG

Exciting New Enterprise Park Opportunity

Individual Development Plots From 0.91 Hectares (2.25 Acres) Up To 2.29 Hectares (5.66 Acres)

Suitable For A Range Of B1 – Business And B2 – General Industrial Uses



Llywodraeth Cymru
Welsh Government



INDICATIVE LAYOUT



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LOCATION

Located on the outskirts of Bangor, in close proximity to J11 of the A55, the Parc provides development opportunities from 0.91 hectares (2.25 acres) upwards.

The Parc's position provides a strategic location to access the whole North Wales corridor between Deeside and Chester, together with the Port of Holyhead in Anglesey.

Merseyside and Manchester regions are a 90 minute drive via the A55 North Wales expressway, with freight and passenger ferry links from Holyhead within 30 minutes.

DESCRIPTION

Parc Bryn Cegin is a business park opportunity for B1 Office and B2/B8 Industrial uses.

The Parc has been landscaped to provide a series of plateaus accessed from a central service road, ready to satisfy development for a range of new employment uses.

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.



Development Plots From 0.91 Hectares (2.25 Acres) Up To 2.29 Hectares (5.66 Acres)

SITES AVAILABLE

- | | |
|----------------------|-----------------------|
| C1 Sold | C6 Sold |
| C2 7.77 Acres | C7 Sold |
| C3 Withdrawn | C8 Under offer |
| C4 Sold | C9 Under offer |
| C5 Sold | |

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TENURE

Freehold.

TERMS

The sites are available for sale subject to confirmation of design and use in accordance with the overall masterplan of Parc Bryn Cegin.

SERVICES

The 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 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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Design by Martin Hopkins Cardiff.

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