



Llys Y Fedwen Office Units 1-5

Parc Menai, Bangor, LL57 4BL

**To Let: Office
accommodation located on
the popular Parc Menai
Business Park**

738 to 4,590 sq ft
(68.56 to 426.42 sq m)

- Conveniently Situated
Adjacent to the A55
- Flexible Terms Negotiable
- Parking
- WCs
- Carpeted Throughout

Llys Y Fedwen Office Units 1-5, Parc Menai, Bangor, LL57 4BL

Summary

Available Size	738 to 4,590 sq ft
Rent	£10 per sq ft
Business Rates	Rates payable: est £4.23 psf
Service Charge	An estate service charge will be applicable, full details upon request.
Car Parking	Available on request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Property graded as B-C

Description

The units are made up of a terrace of self contained ground floor office suites, with various sizes available.

Specification:

- Predominately open plan
- WCs
- Kitchen
- Carpeted
- Perimeter trunking
- Recessed lighting
- Gas central heating.

Location

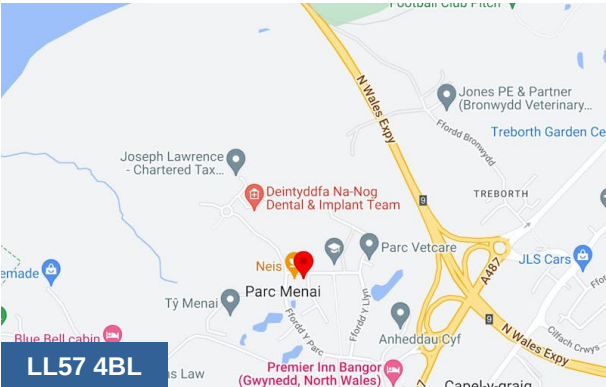
The property is located on the popular Parc Menai Business Park, approximately 4 miles south-west of Bangor town centre.

The Parc is conveniently located at the intersection of the A55 and the A487, with quick links across the region.

Llys y Fedwen is set within a terrace of units, with access off Ffordd y Parc turning onto Ffordd Gelli Morgan.

Accommodation

Name	sq ft	sq m	Availability
Unit - 2	1,345	124.95	Available
Unit - 3	2,507	232.91	Available
Unit - 5	738	68.56	Available
Total	4,590	426.42	



Viewing & Further Information

Ben Bolton
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Unedau Swyddfa 1-5 Llys y Fedwen

Parc Menai, Bangor, LL57 4BL

I'w Gosod:

**Unedau swyddfa wedi'u
lleoli ar barc busnes
poblogaidd, Parc Menai**

- Lleoliad cyfleus ger yr A55
- Telerau hyblyg y gellir eu trafod
- Parcio
- Toiledau
- Wedi'u carpedu

**738 i 4,590 troedfedd sgwâr
(68.56 i 426.42 metr sgwâr)**

Crynodeb

Maint sydd ar gael	738 i 4,590 troedfedd sgwâr
Rhent	£10 y droedfedd sgwâr
Ardrethi Busnes	Ardrethi taladwy: £4.23 y droedfedd sgwâr (amcangyfrif)
Tâl gwasanaeth	Bydd tâl gwasanaeth ystad yn berthnasol, manylion llawn ar gais
Cyfleusterau parcio	Ar gael ar gais
Treth ar Werth (TAW)	Yn berthnasol
Ffioedd Cyfreithiol	Pob parti i dalu ei gostau ei hun
Sgôr EPC	B-C

Disgrifiad

Mae’r unedau’n cynnwys teras o swyddfeydd hunangynhwysol ar y llawr gwaelod, gyda meintiau amrywiol ar gael.

Manylion:

- Cynllun agored yn bennaf
- Toiledau
- Cegin
- Wedi’u carpedu
- Cwndid ymylol
- Goleuadau cilfachog
- Gwres canolog nwy
- Uchafbwyntiau’r Eiddo / Mwynderau
- Statws yr Adeilad: Wedi’i adnewyddu

Lleoliad

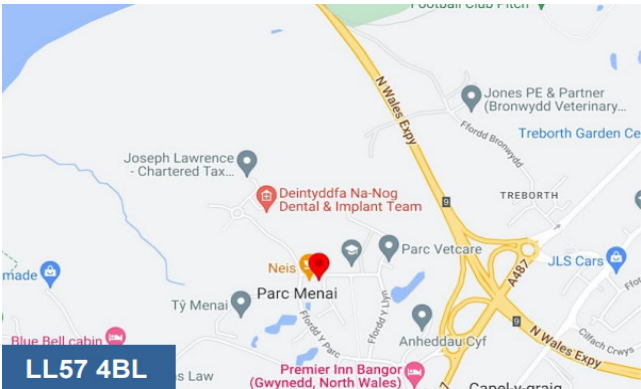
Mae’r eiddo wedi’i leoli ar barc busnes poblogaidd Parc Menai, tua 4 milltir i’r de-orllewin o ganol dinas Bangor.

Mae’r Parc wedi’i leoli’n gyfleys ar groesffordd yr A55 a’r A487, gyda chysylltiadau cyflym ar draws y rhanbarth.

Mae Llys y Fedwen wedi’i leoli o fewn teras o unedau, gyda mynediad oddi ar Ffordd y Parc, gan droi arno i Ffordd Gelli Morgan.

Y Gofod

Enw	Troedfedd sgwâr	Metr sgwâr	Argaeledd
Uned - 2	1,345	124.95	Ar gael
Uned - 3	2,507	232.91	Ar gael
Uned - 5	738	68.56	Ar gael
Cyfanswm	4,590	426.42	



Ymweliadau a Mwy o Wybodaeth



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