



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

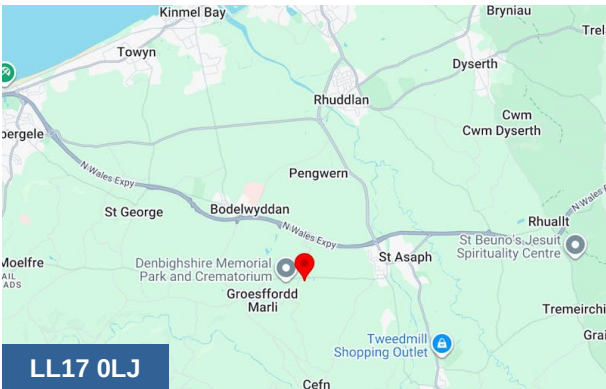
Unit 19 is located on the popular St. Asaph Business Park, at the interchange of J26 of the A55.

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.

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 Llanelwy
Ffordd Richard Davies, Llanelwy, LL17 0LJ

**Swyddfa un llawr gyda
blaengwrt hael**

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

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

Crynodeb

Maint sydd ar gael	2,012 troedfedd sgwâr
Rhent	£11 y droedfedd sgwâr
Ardrethi sy'n daladwy	£3.98 y droedfedd sgwâr
Gwerth adrethol	£14,250
Tâl gwasanaeth	£1 y droedfedd sgwâr
Treth ar Werth (TAW)	Yn berthnasol
Ffioedd Cyfreithiol	Pob parti i dalu ei gostau ei hun
Sgôr EPC	C (69)

Disgrifiad

Swyddfa un llawr ar ddiwedd teras wedi'i lleoli mewn amgylchedd cwrt dymunol. Mae'r uned yn darparu gofod swyddfa o ansawdd uchel, gyda chwndid ymylol lefel isel, nenfydau crog, gwres canolog, cegin, a thoiledau ar wahân i ddynion a menywod.

Mae yna ddarpariaeth parcio hael i flaen yr eiddo.

Lleoliad

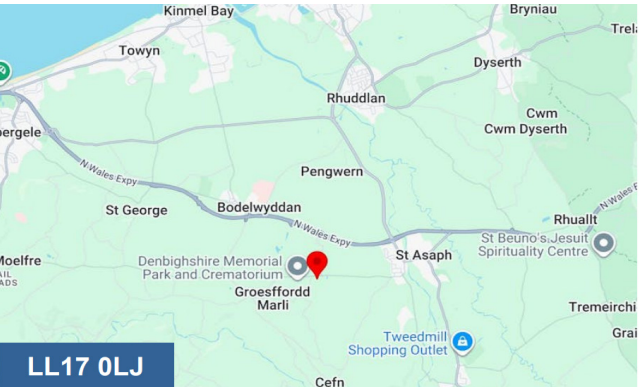
Mae Uned 19 wedi'i lleoli ym mharc busnes poblogaidd Llanelwy, yn agos at gyfnewidfa cyffordd 26 yr A55.

Mae'r parc yn darparu cysylltiadau cyflym ar draws rhanbarth Gogledd Cymru, ac mae'n gartref i amrywiaeth o feddianwyr amlycaf yr ardal.

Mae'r meddianwyr cyfagos yn cynnwys Pencadlys Heddlu Gogledd Cymru, Gwasanaeth Tân ac Achub Gogledd Cymru a Phencadlys Ymddiriedolaeth GIG Gwasanaethau Ambiwylans Cymru.

Telerau

Mae'r eiddo ar gael drwy brydles newydd, ar delerau atgyweirio ac yswirio llawn.



Ymweliadau a Mwy o Wybodaeth



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