



Unit 18 St Asaph Business Park

Unit 18, Ffordd Richard Davies, St. Asaph, LL17 0LJ

Self Contained Single Storey Office

1,172 sq ft
(108.88 sq m)

- Self Contained
- Central Heating
- Suspended ceilings with recessed lighting
- Welfare Facilities
- Good parking provisions

Unit 18 St Asaph Business Park, Unit 18, Ffordd Richard Davies, St. Asaph, LL17 0LJ

Summary

Available Size	1,172 sq ft
Rent	£11 per sq ft
Rates Payable	£3,990.20 per annum
Rateable Value	£7,100
Service Charge	£1 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

Description

A self contained 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.

Location

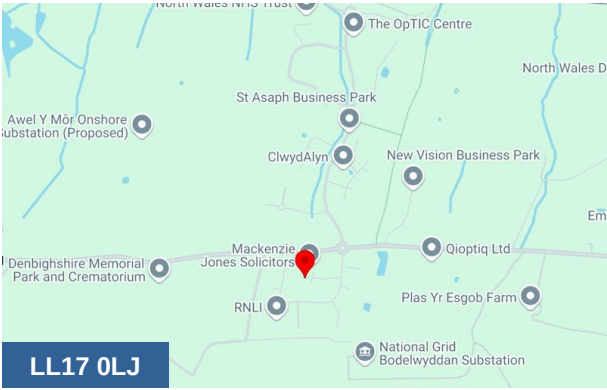
Unit 18 is located on the popular St. Asaph Business Park, at the interchange of J26 of the A55.

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 via a new lease, terms to be agreed.



Viewing & Further Information



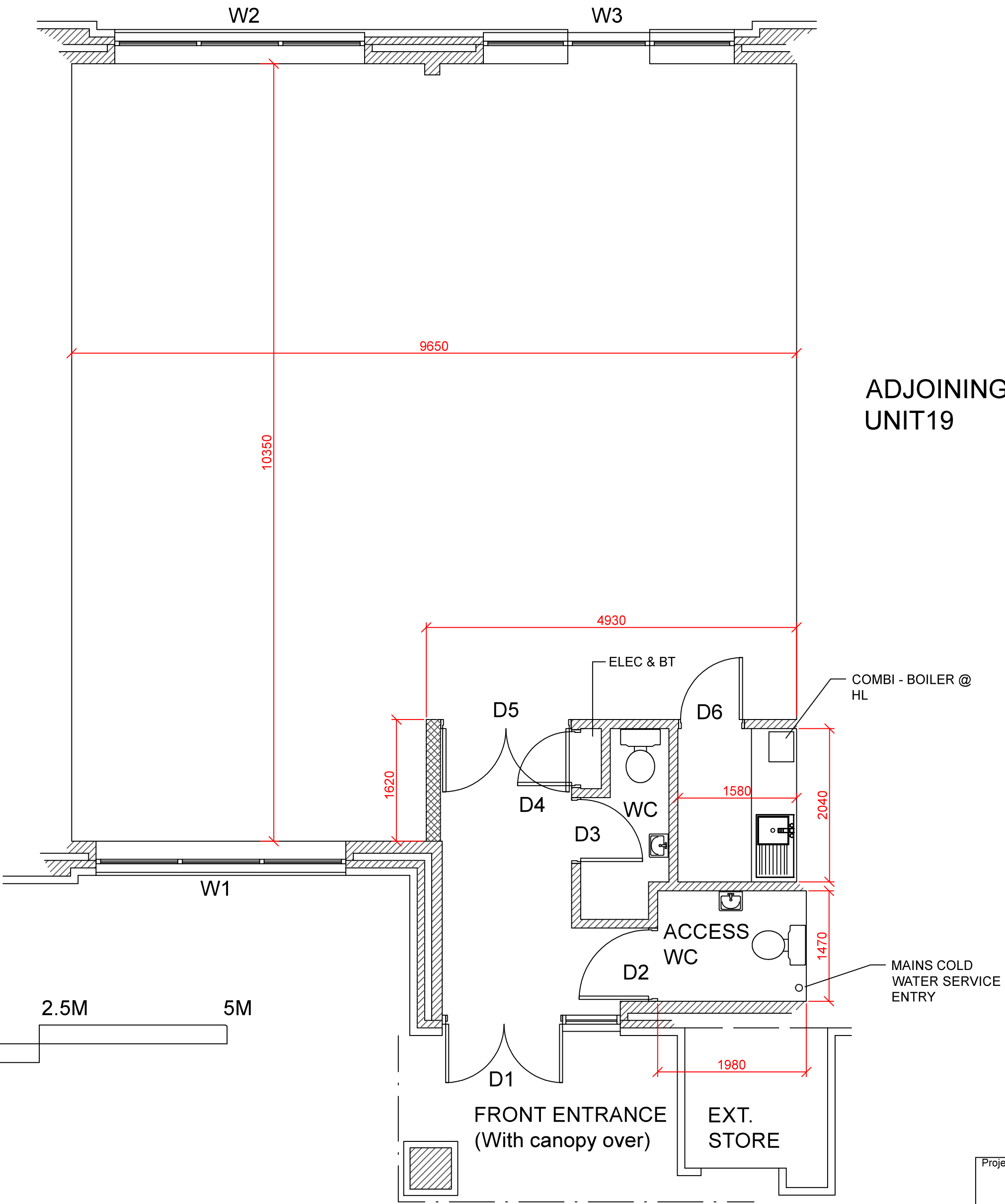
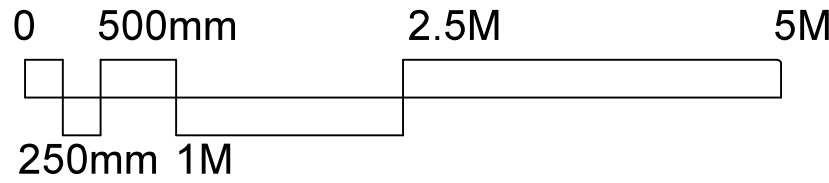
Ben Bolton
02920 346376
ben.bolton@coark.com



Max Wood
02920346336
max.wood@coark.com

NOTE

This internal layout plan has reasonable degree of dimensional accuracy commensurate with its use for general purpose informatory usage.
It should not be used without checking in situations where dimensional & structural accuracy is more critical



This drawing and design is copyright and must not be copied or reproduced, in part or in whole without the express permission of John Coull Associates being the owner.
DO NOT SCALE THIS DRAWING, IF IN DOUBT ASK.

Project UNIT 18, St ASAPH BUSINESS PARK				Ref	Revision	Date
Project no	Design By	Approv. By	Date 25/06/2017	JOHN COULL ASSOCIATES 28 Y Bryn, Bontnewydd, Caernarfon, Gwynedd LL55 2UN Tel /Fax no. 01286 674475. E-Mail: johncoull@enterprise.net Electrical Engineering Design & CAD Services Co. Reg. no: 5507817 VAT Reg. no: 490 0940 51 Principal: J.A.Coull I.eng M.I.T.E. A.C.I.B.S.E. M.S.L.L		
Title FLOOR PLAN						
Drawing no JC-001SA-U18	Revision	Scale 1/50	Plot Size @ A2			



Uned 18 Parc Busnes Asaph,
Ffordd Richard Davies, St. Asaph, LL17 0LJ

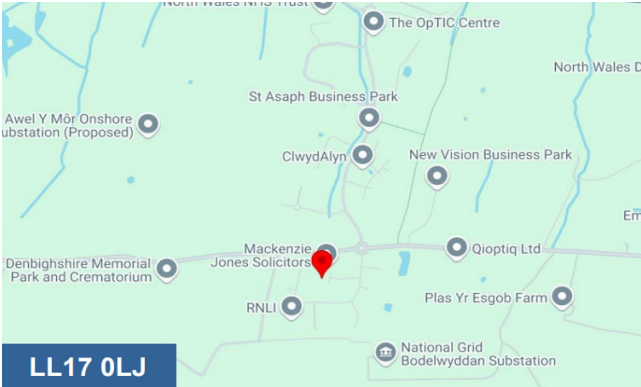
**Swyddfa un-llawr
hunangynhwysol**

- Hunangynhwysol
- Gwres canolog
- Nenfydau crog gyda goleuadau cilfachog
- Ardaloedd lles
- Amodau parcio da

**1,172 troedfedd sgwâr
(108.88 metr sgwâr)**

Crynodeb

Maint sydd ar gael	1,172 troedfedd sgwâr
Rhent	£11 y droedfedd sgwâr
Cyfraddau taladwy	£3,000.20 fesul blwyddyn
Gwerth adrethol	£7,100
Tâl gwasanaeth	£1 y droedfedd sgwâr
Treth ar Werth (TAW)	Perthnasol
Ffioedd Cyfreithiol	Pob parti i dalu costau eu hunain
Sgôr EPC	C (58)



Disgrifiad

Mae’r swyddfa un-llawr hunangynhwysol wedi’l leoli ty fewn l gwrth swyddfaeol. 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 ddynion a fenywod a cegin.

Lleoliad

Mae uned 18 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, telerau l’w gytuno.



Ymweliadau a Mwy o Wybodaeth



Ben Bolton
029 2034 6376
ben.bolton@coark.com



Max Wood
029 2034 6336
max.wood@coark.com