



Unit 9 Bryn Cefni

Bryn Cefni Industrial Park, Llangefni, LL77 7XA

Modern High Quality Industrial Unit - To Let / May Sell

24,890 sq ft
(2,312.36 sq m)

- Prominently located on the busy Bryn Cefni Industrial Park
- Well placed to provide access across the North Wales road network
- High quality Industrial / Manufacturing unit
- Industrial unit 24,890 sq.ft
- Modern steel portal frame property with yard and offices
- Rent / Price on application

Unit 9 Bryn Cefni, Bryn Cefni Industrial Park, Llangefni, LL77 7XA

Summary

Available Size	24,890 sq ft
Rent	£6.50 per sq ft
Business Rates	Subject to reassessment.
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

Description

The property comprises purpose built steel portal frame detached warehouse unit. Internally the warehouse offers clear open space a with office and welfare accomodation.

The property benefits from level roller shutters 5.4m high and 3.6m wide. The unit has Apex height of 8m and eave height of 5.4m

There is a large car park to the front and loading / turning area to the side of the property.

The unit benefits from main gas and 3 phase electricity

Location

Bryn Cefni is located in the heart of Anglesey, approximately one mile south east of Llangefni. The area is serviced by fast links via the A55 dual carriageway, providing a link between North Wales corridor Holyhead sea port.

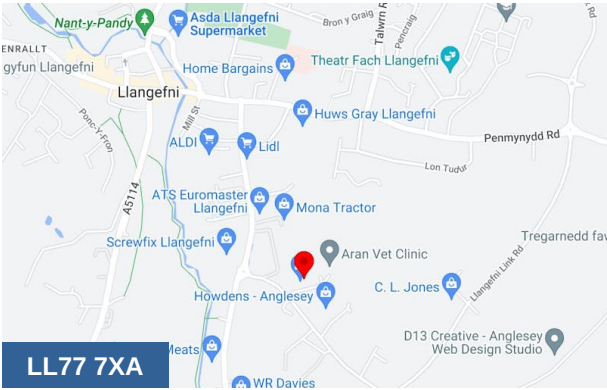
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	24,890	2,312.36	Available
Total	24,890	2,312.36	

Terms

The unit is available Leasehold or Freehold.



Viewing & Further Information



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Uned 9 Bryn Cefni

Stad Dywidianol BrynCefni, Llangefni, LL77 7XA

Uned Warws Diwydiannol o ansawdd uchel

24,890 troedfedd sgwar
(2,312.36 medr sgwar)

- Lleoliad amlwg ar Barc Diwydianol Bryn Cefni
- Wedi ei leoli mewn ardal gyda chysylltiadau I rwydwaith ffyrdd Gogledd Cymru
- Uned ddiwydianol a gweithgynhyrchol o ansawdd uchel
- Uned diwydiannol o 24,890 troedfedd sgwar
- Adeliad ffram dur gyda buarth a swyddfeydd
- Rhent/pris ar gais

Uned 9 Bryn Cefni, Parc Diwydianol Bryn Cefni, Llangefni, LL77 7XA

Crynodeb

Maint ar gael	24,890 troedfedd sgwar
Rhent	£6.50 l bob troedfedd sgwar
Ardrethi busnes	Ar ymholi
TAW	Yn berthnasol
Costau cyfreithiol	Bob parti l dalu eu costau eu hunnain
Gradd EPC	Ar ymholi

Disgrifiad

Maer adeilad yn warws datgysylltiedig o ffram ddur pwrpasol. Tu fewn maer warws yn cynnig ardal agored gyda swyddfeydd ac ardaloedd lles.

Mae'r adeliad yn buddio o ddrysau cauedig rholio syn 5.4m o uchter a 3.6m o led. Mae gan y runed daldra o 8m a taldra bondo o 5.4m.

Mae maes parcio mawr yn y blaen ag ardal llwytho a throïr i'r ochr.

Maer uned yn buddio o nwy prif gyflenwad a trydan 3 rhan.

Lleoliad

Mae Bryn Cefni wedi'i leoli yng nghanol Ynys Mon, tua milltir i'r de o Llangefni. Mae'r ardal yn cael ei gwasanaethu gyda chysylltiadau cyflym i'r A55, yn darparu cysylltiad rhwng Gogledd Cymru a porthladd Caergybi.

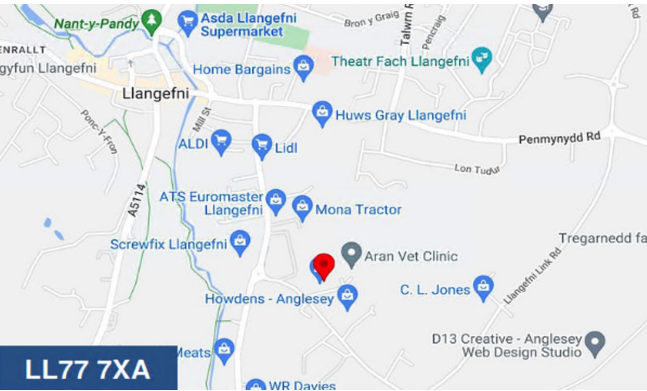
Ardal

Mae ardal yr unedau yn cynnwys yr isod:

Enw	Troedfedd sgwar	Medr sgwar	Ar gael
Adeilad	24,890	2,312.36	Ar gael
Cyfanswm	24,890	2,312.36	

Telerau

Mae'r uned ar gael yn rhydd-ddaliadol a lesddaliadol.



Golwg a Mwy o lybodaeth



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