



Llys Y Dderwen

Parc Menai, Bangor, LL57 4BN

To Let: Self Contained Office Spaces

320 to 2,450 sq ft
(29.73 to 227.61 sq m)

- Conveniently situated adjacent to the A55
- Flexible terms
- Within a courtyard development with parking
- Welfare and W/C facilities

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Summary

Available Size	320 to 2,450 sq ft
Rent	£10 per sq ft
Rates Payable	£5.67 per sq ft
Rateable Value	£21,250
Service Charge	£1 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (54)

Description

The units comprise a self contained ground floor office, set within a courtyard environment.

Unit D2 is an open plan office space with a kitchenette and separate male and female WCs.

Unit D1A is less open plan, with a single mixed use WC facility and a kitchenette

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. The unit is set within a terrace off Ffordd y Parc turning onto Ffordd Gelli Morgan.

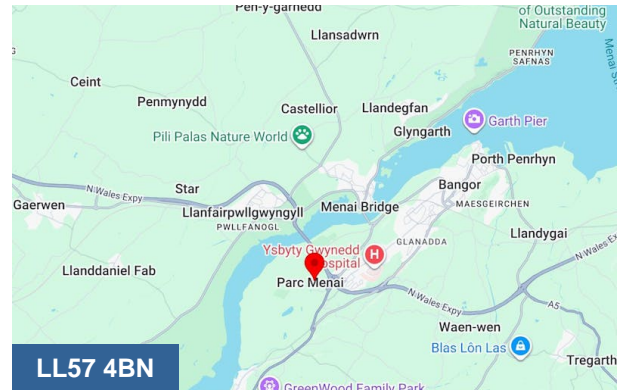
Accommodation

The accommodation comprises the following areas:

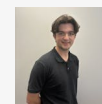
Name	sq ft	sq m	Availability
Unit - D1A	320	29.73	Available
Unit - D2	2,130	197.88	Available
Total	2,450	227.61	

Terms

The property is available by way of an internal repairing and insuring lease, terms to be agreed.



Viewing & Further Information



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