



Unit 1, Llys Britannia, Parc Menai, Bangor

Llys Britannia, Bangor, LL57 4BN

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

882 sq ft
(81.94 sq m)

- Conveniently Situated
Adjacent to the A55
- Flexible Terms Negotiable
- Parking
- WCs
- Fobs required for access to
each office

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Summary

Available Size	882 sq ft
Rent	£10 per sq ft
Rates Payable	£5,964 per annum
Rateable Value	£10,500
Service Charge	£2 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

Unit 1 Llys Britannia is set within a purpose built, single storey office block with brickwork elevations.

The space itself is partitioned into individual offices of approximately 100 sq ft each with a communal corridor connecting them all. The interior benefits from a kitchen.

Pedestrian access is provided via a double door and there is a rear access point via a fire door.

Allocated parking is available on site, adjacent to the unit itself.

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.

Local occupiers include ETL Solutions, Watkin Jones & Son and a Premier Inn.

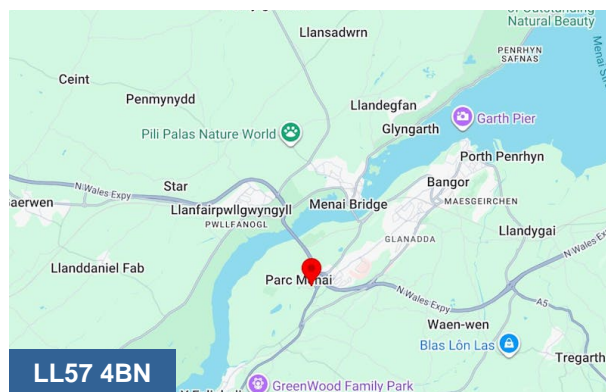
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	882	81.94	Available
Total	882	81.94	

Terms

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



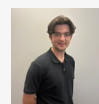
Viewing & Further Information



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