



Unit 4, Llys y Bont

Llys Y Bont, Bangor, LL57 4BN

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

1,866 sq ft
(173.36 sq m)

- Open Plan
- Recently Refurbished
- Modern Feel
- Welfare & W/C Facilities
- Recessed Lighting
- Flexible Terms Negotiable

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Summary

Available Size	1,866 sq ft
Rent	£10 per sq ft
Rates Payable	£9,514 per annum
Rateable Value	£16,750
Service Charge	£2 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

Unit 4 Llys y Bont is set within a purpose built, 2 storey office block with brickwork elevations.

The space itself is open planned and benefits from a kitchen and breakout area.

Pedestrian access is provided via a double door with a communal reception.

Allocated parking is available on site, just opposite the unit itself.

Location

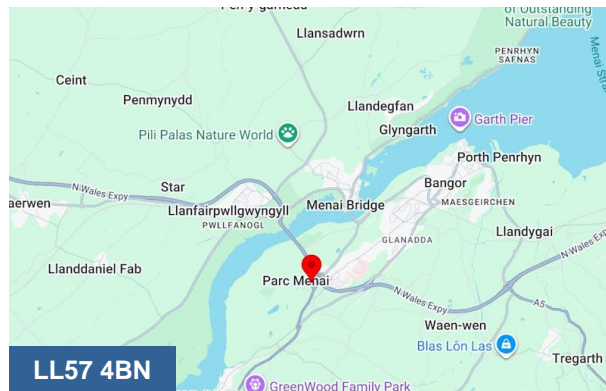
The property is located on the popular Parc Menai Business Park, approximately 4 miles south-west of Bangor town centre.

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.

Terms

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



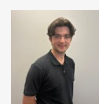
Viewing & Further Information



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