

## **OFFICES - TO LET**

### **PRESTIGIOUS FIRST FLOOR OFFICES**

PRINCES PARK  
PRINCES DRIVE  
COLWYN BAY  
LL29 8PL



REGULATED  
BY RICS

ESTATE OFFICE

AWELON, GARTH ROAD, GLAN CONWY, COLWYN BAY, CONWY LL28 5TD

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[WWW.RICHARDBADDELEY.CO.UK](http://WWW.RICHARDBADDELEY.CO.UK)

## **DESCRIPTION & LOCATION**

Modern office building located on Princes Drive, Colwyn Bay in a well-established business area of the town within five minutes walking distance of the town centre, railway station and sea front.

## **ACCOMMODATION**

The property extends to 2058 square feet gross internal area at first floor level.

The accommodation affords a gas wet heating system, double glazing, suspended ceilings, perimeter trunking, and category 2 lighting throughout.

## **GROUND FLOOR**

Entrance lobby

Male, female, and disabled W.C.s

Lift and stairs to first floor

## **FIRST FLOOR**

Landing

Male, female, and disabled W.C.s

Cleaners store

Rear lobby

Open plan office  
2058.16 sq ft (323.9 sq m)

Externally - Car parking

## **RATEABLE VALUE (2010 LIST)**

£74,000 (Total building) Sub-division to be assessed.

## **VAT**

Prices, outgoings and rentals are exclusive of but may be liable to VAT.

## **TERMS**

Full repairing and insuring lease for a minimum term of three years of an initial rent of £12.50 per square foot, exclusive of business rates and service charge.

## **ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate is in the course of preparation and will be made available to interested parties.

## **SERVICE CHARGE**

A Service Charge representing 20% of the rent will be payable for the maintenance of common areas.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in the transaction.

## **VIEWING**

By arrangement with **Richard Baddeley & Company**

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