

OFFICES – TO LET

MODERN FIRST AND SECOND FLOOR OFFICES

36 PRINCES DRIVE
COLWYN BAY
LL29 8LA



REGULATED
BY RICS

ESTATE OFFICE

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

TEL: 01492 580680 FAX: 01492 580681

WWW.RICHARDBADDELEY.CO.UK

DESCRIPTION & LOCATION

Modern offices within a prominent building located on Princes Drive, Colwyn Bay in a well-established business area of the town adjacent to the town centre, railway station and sea front.

ACCOMMODATION

FIRST FLOOR

The suite extends to 3373 square feet gross internal area, which is currently sub-divided.

SECOND FLOOR

The suite extends to 3375 square feet gross internal area, which is currently sub-divided.

The accommodation affords an independent gas wet heating system, double glazing, suspended ceilings, perimeter trunking, Category 2 lighting and carpeting throughout.

GROUND FLOOR

ENTRANCE LOBBY

LIFT AND STAIRS TO FIRST AND SECOND FLOORS

EXTERNALLY: 5 car parking spaces per suite

RATEABLE VALUE (2010 List)

First Floor: £32,750

Second Floor: £32,000

VAT

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

TERMS

Each suite is available on a full repairing and insuring lease for a minimum term of three years at an initial rent of £ 27,000 per annum, exclusive of business rates.

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 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 – 01492 580680 (email info@richardbaddeley.co.uk), or joint agents Beresford Adams Commercial – 01244 351212 - Ref TJC

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Subject to Contract