

14 LLYS Y FEDWEN

PARC MENAI BUSINESS PARK, BANGOR, LL57 4BL



SELF CONTAINED OFFICE
1118 SQ.FT. (103.95 SQ.M) NIA



- Conveniently situated adjacent to the A55
- Flexible terms
- Within a courtyard development with parking

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 good transport links across the region. The unit is set within a terrace with access off Ffordd y Parc turning onto Ffordd Gelli Morgan.

DESCRIPTION

The unit comprises a self contained ground floor office set within a courtyard environment. The office is predominantly open plan with a partitioned meeting room, together with a kitchen and separate male & female and disabled WCs. The office is carpeted, with perimeter trunking, recessed lighting and gas central heating.

ACCOMMODATION

Ground floor offices 1118 sq.ft. (103.95 sq.m) NIA

PARKING

The unit will be allocated a number of dedicated car parking spaces. Full details upon request.

TERMS

The property is available to let on internal repairing and insuring terms for a period to be agreed.

RENT

£9.50 per sq.ft. pa

SERVICE CHARGE

The landlord is responsible for the structure and roof of the property, together with the common/shared areas of the business park. An estate service charge will therefore be applicable in addition to the principal rent, full details upon request.

VAT

VAT is applicable to all charges.

RATES

Rateable value	£10,000
Rates payable	£5,140

LEGAL COSTS

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

EPC RATING

The property has an EPC rating of C/65.

USER

The property has planning consent for B1 Business Uses only.



VIEWING

Strictly by appointment with sole agents:-
Rhys Price rhys.price@coark.com 02920 346374

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