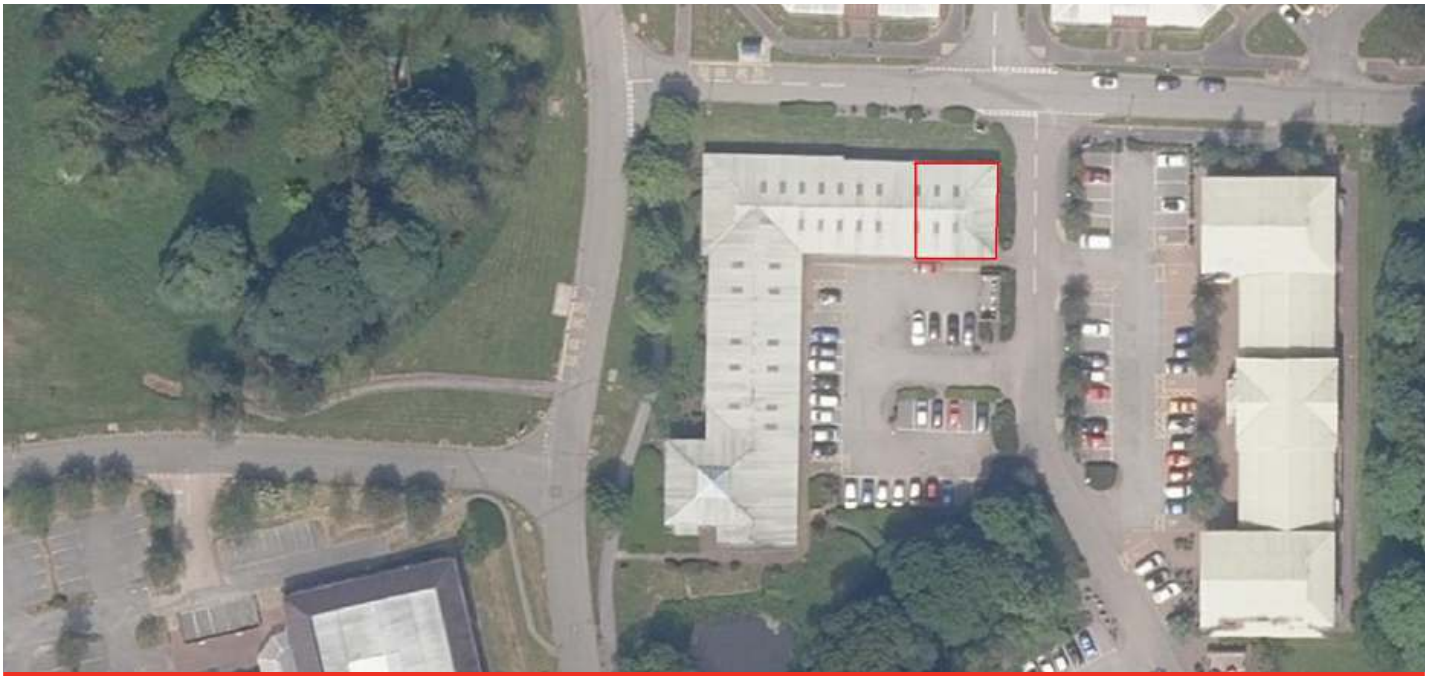


UNIT 1 LLYS Y FEDWEN
PARC MENAI, BANGOR, LL57 4BL



SELF CONTAINED OFFICE
1359 SQ.FT. (126.25 SQ.M) IPMS3 OFFICE
TO LET



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

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.

Llys y Fedwen is set within a terrace of units, 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 units is predominately open plan with petitioned meeting rooms, a reception and WCs. The office is carpeted, with perimeter trunking, recessed lighting and gas central heating.

ACCOMMODATION

Ground floor Office 1359 sq.ft. (126.25 sq.m) **IPMS3 Office**

PARKING

Non allocated parking is available on site.

TERMS

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

RENT

£9.50 per sq.ft. per annum.

SERVICE CHARGE

An estate service charge will be applicable, 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/72.



VIEWING

Strictly by appointment with sole agents:-

Rhys Price rhys.price@coark.com 029 2034 6374

Richard Baddeley richardbaddeleyco@gmail.com

REF: 100468-40 – JAN 2021

Mark Siddons mark.siddons@coark.com 02920 346361

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com

Regulated RICS

Cooke & Arkwright for themselves and for the vendor/lessor of this property whose agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Cooke & Arkwright for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Cooke & Arkwright nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated. 6. Cooke & Arkwright is a trading name of Cooke & Arkwright Limited.

T 029 20 346346

www.coark.com