

D2 LLYS Y DDERWEN, PARC MENAI  
BANGOR, LL57 4BL



SELF CONTAINED OFFICE  
2130 SQ.FT (197.9 SQ.M) NIA OFFICE



- 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 quick links across the region. The unit is set within a terrace 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 unit is open plan with kitchenette and separate male and female WCs.

#### ACCOMMODATION

Ground Floor Office 2130 Sq.ft. (197.9 Sqm) NIA

#### 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 £20,000  
Rates Payable £9,980 per annum.

#### LEGAL COSTS

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

#### EPC RATING

The property has an EPC rating of C/69



#### VIEWING

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