

SUITE 2 & 3 LLYS Y BONT
PARC MENAI, BANGOR LL57 4BN



SELF CONTAINED OFFICE
UPTO 5,025 SQ.FT. (466.9 SQ.M)
TO LET



- Conveniently situated adjacent to the A55
- Flexible terms
- Within a cul-de-sac in an attractive environment

LOCATION

The property is located in 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 and links across the region. The office is situated at the end of the cul-de-sac within an attractive business environment.

DESCRIPTION

The unit comprises a self contained first floor office set within the Parc Menai Business Park. The office has recently been refurbished to open plan with kitchen facilities, male, female and disabled WC's.

The office benefits from a glazed foyer entrance leading to stairs and a lift to access the first floor.

ACCOMMODATION

First floor offices	5025 sq.ft.	(466.8 sq.m)
TOTAL	5025 SQ.FT.	(466.8 SQ.M)

PARKING

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

TERMS

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

RENT

£9.50 per sq.ft. per annum

SERVICE CHARGE

The estate service charge will be applicable in addition to the principal rent above for the landlords repair and maintenance obligations relating to the structure, roof and common/shared areas of the business park. Full details will be available on request.

VAT

VAT is applicable to all charges.

RATES

Rateable value	£58,500
Rates payable	£30,069

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/75.

USER

Offices/B1 Business Uses only.



VIEWING

Strictly by appointment with sole agents:-
 Ben Bolton ben.bolton@coark.com 02920 346376
 Rhys Price rhys.price@coark.com 02920 346374

REF: 100468 – January 2021

Richard Baddeley richardbaddeleyco@gmail.com

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

Regulated by 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