

TO LET

INDUSTRIAL/WAREHOUSE PREMISES

UNIT 1

TRE MORFA BUSINESS PARK

PARC CAER SEION

CONWY

LL32 8HF



REGULATED
BY RICS

ESTATE OFFICE

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

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DESCRIPTION

The property comprises a single span steel portal frame two storey unit with excellent natural light, insulated panelled walls and matching insulated roof and staff facilities in the course of construction.

The building has open plan accommodation suspended ceilings, and air conditioning. The premises have the benefit of three-phase electricity supply.

LOCATION

The property is located at Tre Morfa Industrial Estate of Parc Caer Seion which contains a range of industrial and commercial occupiers and is within five minutes driving distance of the A55 Expressway.

ACCOMMODATION

The accommodation comprises:

GROUND FLOOR

Communal Access shared with CRL Group
Unisex WC/Wet Room

Commercial Space
6310 square feet

FIRST FLOOR

Communal Space shared with CRL Group

Commercial Space
7220 square feet

Externally – Forecourt parking and service yard.

SERVICES

A Service Charge will be payable in regard to the provision of insurance, repairs and maintenance.

RATEABLE VALUE

Not yet assessed

TERMS

Ground Floor: £10.00 per square foot plus VAT

First Floor: £12.00 per square foot plus VAT

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be prepared on completion of the building.

VIEWING

By arrangement with the agents

Richard Baddeley & Company – 01492 580680

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Subject to Contract