

UNIT 6, THE BUSINESS CENTRE, FFORDD CELYN, LON PARCWR BUSINESS PARK, RUTHIN, LL15 1NJ



TO LET

- Ground Floor Office
- Popular Business Park Location
- No Rates Payable
- Dedicated Car Parking Space
- 30.88 Sq M (363.27 Sq Ft)
- £250.00 Per Calendar Month- Plus VAT & Electric

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

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LOCATION

The well-established and successful Lon Parcwr Business Park is excellently located just half a mile from the centre of this attractive market town and administrative centre.

The Business Park stands alongside the town's inner relief road connecting with major routes including A525 (Rhyl, A55 Wrexham), A494 (Mold) and A464 (Bala, Corwen and A5). The Park is thus superbly positioned to service a wide surrounding area.

Please refer to location plan

DESCRIPTION

The property comprises the ground floor of a mid-terrace former industrial unit constructed of clad elevations beneath a pitched roof of similar materials.

The accommodation forms part of an office building with shared wc and kitchen facilities. The property is accessed via its own pedestrian access door and has a dedicated car parking space.

The office benefits from a good specification incorporating the following:

- Open plan
- Power points
- Telephone points
- UPVC double glazed windows
- Wall radiators
- Rates free
- Security alarm
- Electric sub meter

ACCOMMODATION/AREAS

The property has been measured up in accordance with the RICS Code of Measuring Practice as follows:

SQ M	SQ FT
30.88	363.27

RENTAL

£3,000 pax to be paid on a monthly basis via standing order.

LEASE

The property is available on new flexible lease terms to be agreed, further details on application.

RATES

To be re-assessed

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

VAT is applicable

EPC

The Energy Performance Asset Rating for this property is D Certificate Reference Number: 0930-0538-5589-5875-6002.

A full copy of the Energy Performance Certificate is available upon request from the agents.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Chester

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CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. REF: HCFEB21

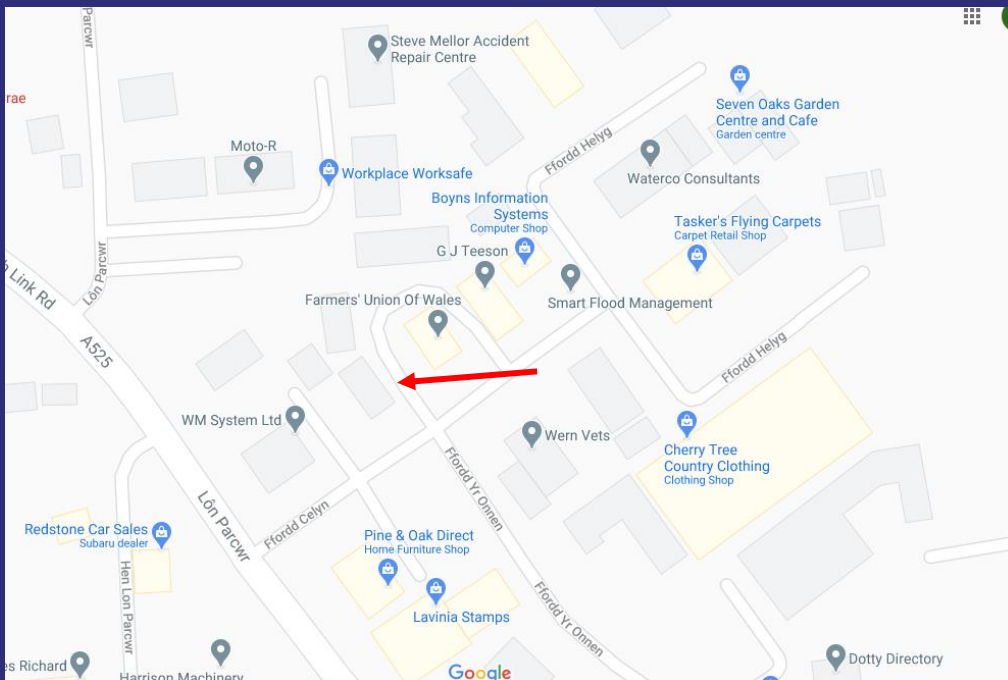
Howard.cole@bacommercial.com

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SUBJECT TO CONTRACT



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IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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