

# UNIT 1C, MOCHDRE COMMERCE PARK, COLWYN BAY, LL28 5HX



## TO LET

- Modern Industrial/Warehouse
- Large Self-Contained Yard
- Excellent Transport Link - Close to A55 Junction
- 3,184 Sq M (34,276 Sq Ft)
- Available Now

Chester

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

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**BA Commercial**  
Chartered Surveyors

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## LOCATION

Mochdre Business Park occupies a prominent location immediately adjacent to the A55 North Wales Expressway.

Access is via the A547, via either Junctions 19 and 20.

The overall location is approximately midway between North East and North West Wales, with excellent transport links and access into the Llyn Peninsular.

Occupiers in the immediate vicinity include:

- Huws Gray
- Wales & West Utilities
- City Plumbing
- City Heating Spares

Please refer to location plan

## DESCRIPTION

The property comprises a large commercial building, benefiting from dedicated car parking spaces to the front elevation with a large self-contained yard to the rear.

The property is constructed of steel portal frame and clad with part block work, to varying heights of between 1.3 metres and 1.8 metres – in part. The property provides clear open space as evidenced by the photograph below and is effectively finished to shell specification ready for immediate occupation.

The property is capable of having a range of office accommodation to the front elevation, which is accessed via dedicated doors from the adjacent car park.

Two large sectional insulated doors accessed from the side elevation and secure yard are electrically operated.

## ACCOMMODATION/AREAS

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

	SQ M	SQ FT
GIA	3,184	34,276
Height to haunch	8 m	
Height to eaves	9.23 m	
Block work up to	1.8 m	

## RENTAL

£171,200 per annum exclusive payable quarterly in advance by standing order.

## LEASE

The property is available on a sub-lease and further information can be provided by the agents.

## RATES

Interested parties are advised to contact the Agents for further information.

## SERVICE CHARGE

A service charge will be levied to cover a fair proportion of the cost of maintenance and upkeep of common areas.

## SERVICES

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

## VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

## EPC

The Energy Performance Asset Rating for this property is E, Certificate Reference Number: 0550-0931-1809-0324-8002.

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

### Chester

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### North Wales

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## 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.

## 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

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**SUBJECT TO CONTRACT**



