

TO LET

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk



NEW TERMS AVAILABLE

9 Chestnut Court, Parc Menai, Bangor, LL57 4FH

GROUND FLOOR
OPEN PLAN OFFICE SPACE

998 SQ FT

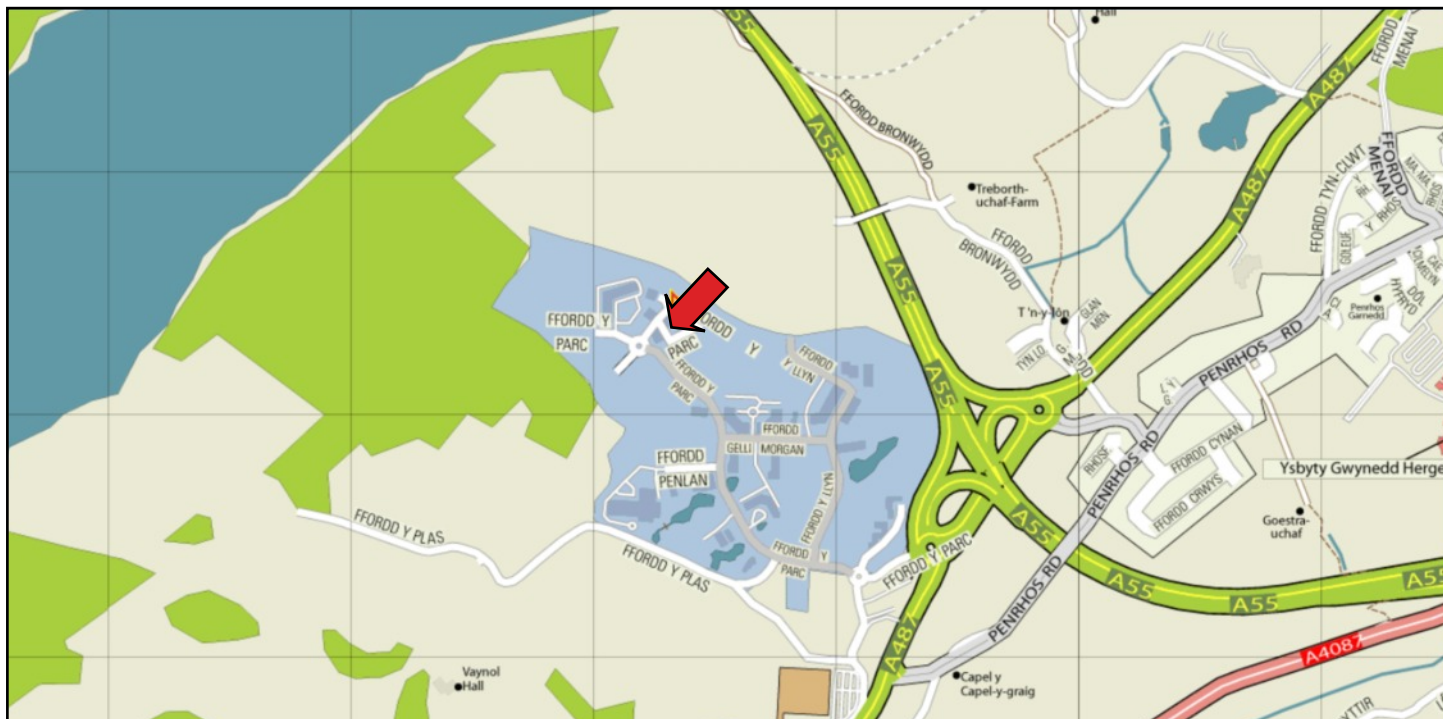
(92.7 SQ M)

CLOSE TO A55
5 PARKING SPACES INCLUDED



LOCATION

The available accommodation is situated on the popular Parc Menai Business park on the outskirts of Bangor City Centre. Parc Menai is in close proximity to the A55 dual carriageway as well as having good links to Anglesey and North Wales. Parc Menai benefits from good amenities such as a Table Table restaurant and Travelodge.



DESCRIPTION

High quality two story office constructed in 2002, first floor is currently occupied by Hart Parry with the ground floor available.

The space is open plan with air conditioning and raised flooring with all IT cabling already installed. It also has shared amenities, male, female and disabled WCs along with a kitchen.

ACCOMMODATION

The property has been measured with the Professional Statement; office measurement, being Part 1 of RICS Property Measurement 1st Edition May 2015.

Ground Floor	998 sq ft	92.7 sq m
--------------	-----------	-----------

CAR PARKING

The premises come with 5 allocated parking spaces.

LEASE

The property is available by way of a new internal repairing and insuring lease at a rent of £10,000 per annum.

The rent is inclusive of:

- Reasonable consumption of all utilities *(electric and water).
- Service Charge
- Building Insurance
- Fire Alarm Maintenance

*(Rent does not include telephone or broadband rates) cap of £4 psf equivalent to £4,000 per annum.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

January, 19

BROADBAND

The property benefits from Fibre Optic Broadband.

BUSINESS RATES

Rateable Value:	£10,000
Rates Payable:	£3,500*

*If small business rates relief applies.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B, 48.

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VAT

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

VIEWING

Viewing is by appointment through the sole agents:-

Will Sadler - 01244 408219 /
willsadler@legatowen.co.uk

Francesca Hodson - 01244 408239 /
francescahodson@legatowen.co.uk

SUBJECT TO CONTRACT