

**BUILDING 3, MOLD BUSINESS PARK
WREXHAM ROAD, MOLD
CH7 1XP**



OFFICE SUITES TO LET

- Quality offices on established Business Park
- Available on a room by room basis
- Rooms suitable for 2-6 people
- Potentially eligible for small business rates relief
- Immediately available

Chester

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

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

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LOCATION

Mold is located in North East Wales, approximately 13 miles to the west of Chester and 12 miles to the north west of Wrexham, the town is approached via the A55 North Wales Expressway, via the A494.

The property is located on the established Mold Business Park, which has attracted a number of national, regional and local companies.

Please refer to location plan.

DESCRIPTION

Building 3 Mold Business Park is an established Business Centre, having been in multiple occupation for a number of years.

Building 3 is a detached office building with large car park, and entrance via a central reception area.

The property benefits from the following:

- Air conditioning
- Part open plan and cellular accommodation
- Carpeting throughout
- Perimeter trunking
- DDA compliant lift access to first floor

Viewing is highly recommended.

The rooms available are suitable for a wide variety of uses including office accommodation, subject to planning.

SERVICE CHARGE

The property is maintained and looked after to a high standard, and the current service charge equates to £5.00 per sq ft.

ACCOMMODATION/AREAS & RENTAL

GROUND FLOOR	RENT PER CALENDAR MONTH
Ground floor room 1 (647 sq ft)	£650
FIRST FLOOR	
Room 5 (126 sq ft)	£160
Room 6 (115 sq ft) Room 7 (106 sq ft)	£275
Room 9 (200 sq ft)	£250
Room 12 (172 sq ft)	£175

LEASE

Suites within Building 3 are available by way of flexible “easy in easy out” lease agreements for a minimum period of one year or by longer lease upon negotiation.

RATES

No rates payable to qualifying businesses.

Interested parties are advised to contact the Local Rating Authority, Flintshire County Council

EPC

The Energy Performance Asset Rating for this property is C

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

VAT

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

LEGAL COSTS

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

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AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed 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.

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

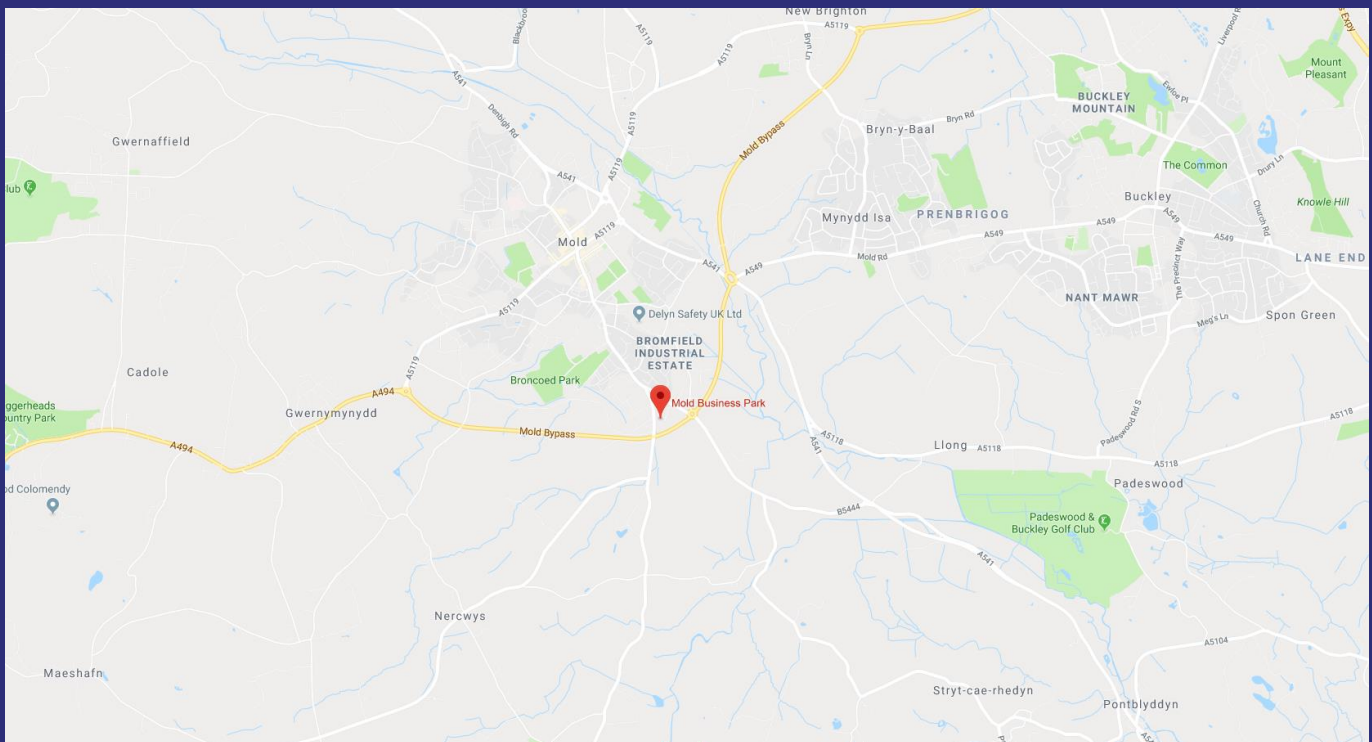
Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: June19

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SUBJECT TO CONTRACT



IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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- ii. 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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