

Bowen Court

St.Asaph Business Park, St.Asaph, LL17 0JE
A55 Expressway, North Wales

REDUCED PRICE

To Let / For Sale

From 330 to 5,000 sq ft



Bowen Court

St.Asaph Business Park, St.Asaph, A55 Expressway, North Wales

Location

St Asaph Business Park extends to some 44.5 hectares (110 acres) and is widely regarded as the premier business park in North Wales.

The Business Park is located on the west side of St Asaph and has the benefit of direct access to Junction 26 of the A55 Expressway. The A55 provides a link to Wrexham, Chester and the national motorway network (M56 and M53) to the east. The A55 also provides direct access to the port of Holyhead to the west, for ferry services to the Republic of Ireland.



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available at

Flexibility

Units can be let individually or adjacent units can be interconnected at ground or first floor level.

Terms

Service Charge

A service charge is payable.

VAT

All figures quoted are exclusive of VAT.

Car Parking

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Grant Assistance

St Asaph Business Park is situated within a Tier 1 area and as such eligible projects could benefit from grant assistance.

Further Information

Key features of the property

Bowen Court is set in an attractive landscaped courtyard arrangement, offering flexible lease solutions to meet the needs of a wide range of business users.

The specification briefly includes;

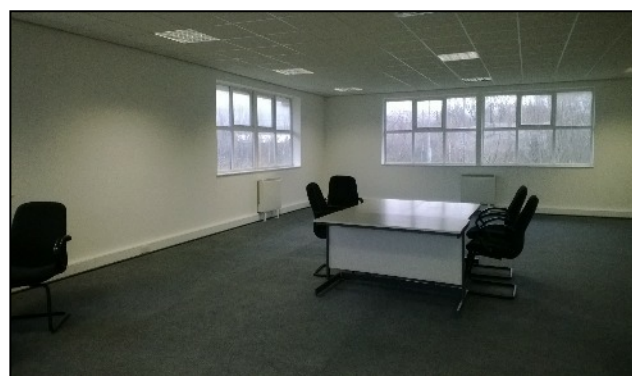
of traditional brick construction surmounted by a pitched roof

lighting



BOWEN COURT, ST ASAPH BUSINESS PARK, ST ASAPH LL17 0LJ

	UNIT	SIZE (SQ FT)	CAR PARKING	RENTAL (VAT)	SALE PRICE (VAT)	RATEABLE VALUE	STATUS
Whole	82	2209	10	£17,440	£196,000	£18,000	AVAILABLE
GF	84	736	3	£4,992	N/A	TBC	UNDER OFFER
FF	84	888	4	£8,000	N/A	TBC	AVAILABLE
Whole	88	2218	10	£17,440	£196,000	£17,400	AVAILABLE
FF	95B	1193	6	£9,150	N/A	£9,400	AVAILABLE
FF	97A	734	3	£5,870	N/A	£5,900	AVAILABLE
FF	98B	975	4	£8,000	N/A	Est £9,400	AVAILABLE
GF	99	738	3	£5,904	N/A	TBC	AVAILABLE
FF	99	898	4	£7,184	N/A	TBC	UNDER OFFER
Whole	101	2180	10	£17,440	£196,000	£18,000	UNDER OFFER



Leases will be contracted out of the Landlord & Tenant Act 1954.

Sale is of 250 year lease from 19th August 2003.

Cleaning and maintenance of common parts will be the joint responsibility of the tenants in occupation.

In split units, landlord pays utilities and recharges to tenant.

Service charge budget at £0.95 psf

100% rates relief may be available if RV less than £12,000.

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