

For Lease: Unit 3, Ash Court, Parc Menai, Bangor LL57 4DF



Modern self-contained office

Totalling 152.36m² (1,640 sqft) with dedicated parking

Location:

Ash Court is located on the prestigious Parc Menai Business Park set in 75 acres of mature parkland and is strategically located adjacent to the junction of the A487 (T) with junction 9 of the A55.



Parc Menai has a crèche and the Parc Britannia hotel and restaurant onsite. Further information can be found on www.parcmenai.com.

Situation:

The self-contained estate forms part of the Parc Menai Business Park and provides high quality office accommodation in self-contained units of 1,980 sqft to 4,000 sqft units (184 sqm to 372 sqm), or split units of 330 sqft to 920 sqft (31 sqm to 85 sqm).



Each office is finished to a high specification including:

- Suspended ceilings
- Recessed Category II Lighting
- Perimeter Trunking
- Double Glazing
- Carpeted throughout
- Fitted Kitchen (shared in split units)

- Fire and Burglar alarms to each building
- Generous dedicated parking
- Potential for high speed fibre optic connections

Accommodation:

The premises are arranged as follows:

Office	152.36 m ²	(1,640 ft ²)
Total:	152.36 m²	(1,640 ft²)

Rental:

£19,680 per annum.

Rates:

Bangor Council advise the premises are assessed for business rates as follows:-

Rateable Value	£12,500
Uniform Business Rate 2018/2019:	48.0p
Business Rates 2018/2019:	£6,500

EPC:

Available on request.

Lease Terms:

The units are let on internal repairing and insuring leases. The Landlord levies a service charge to cover the cost of the external repairs and maintenance.

Service Charge:

£2,500 per annum. The external areas are maintained by the Landlord and to reflect this there is a service charge payable from the Tenants to the Landlord.



Legal Costs:

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

VAT:

We understand the property has been elected for VAT and VAT will be payable.

Inspection:

Strictly by appointed agents only

Fifield Glyn Chartered Surveyors
01606 351351
www.fifieldglyn.com

Fifield Glyn
No.1 Royal Mews
Gadbrook Park
Cheshire CW9 7UD

Contact: Oliver Buckingham AssocRICS
Tel: 01606 354795
oliver.buckingham@fifieldglyn.com

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

Legat Owen
Albion House
Albion Street
Chester
CH1 1RQ

Contact: William Sadler MSc MRICS
Tel: 01244 408200
willsadler@legatowen.co.uk

SUBJECT TO CONTRACT
OB/5650/JAN2019