

**SUITE D, KINMEL BUSINESS CENTRE
TIR LLWYD ENTERPRISE PARK
RHYL, CONWY, LL18 5JZ**



TO LET

- **Quality office suite 34.75 sq m (374 sq ft)**
- **Fully finished and ready to occupy**
- **Rental - £525 pcm**
- **Fully inclusive of rates, heating and all services**

North Wales

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

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LOCATION

An attractive first floor office suite within the Kinmel Business Centre which stands on the Tir Llwyd Enterprise Park alongside St Asaph Avenue, Kinmel Bay, midway between the A548 main Coast Road and the A55 at Bodelwyddan (Junction 25) thus superbly accessible in all directions.

DESCRIPTION

An open plan office suite with clear internal dimensions - 20'6" x 18'3" (6.2m x 5.56m) and which benefits from the following specification of finish:

- Wi-fi
- Central Heating
- Entry Phone Access
- Double Glazing
- Suspended Ceilings
- Recessed LED Lighting
- Floor Finishes
-

Immediately alongside the suite are separate male and female wc's and kitchen facilities (fridge and microwave).

LEASE

The suite is available on a flexible tenancy (subject to a minimum term) and at an inclusive rental of £525 pcm thus without any additional charges for heating, light/power, water Wi-fi or Business Rates etc.

In the usual way rentals are payable monthly in advance by Direct Debit and a standard deposit will also be paid.

RATES

Included within the rental where applicable.

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.

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.

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

North Wales office: 01745 330077

Gareth Williams

Email: gareth.williams@bacommercial.com

Chester office 01244 351212

Howard Cole howard.cole@bacommercial.com

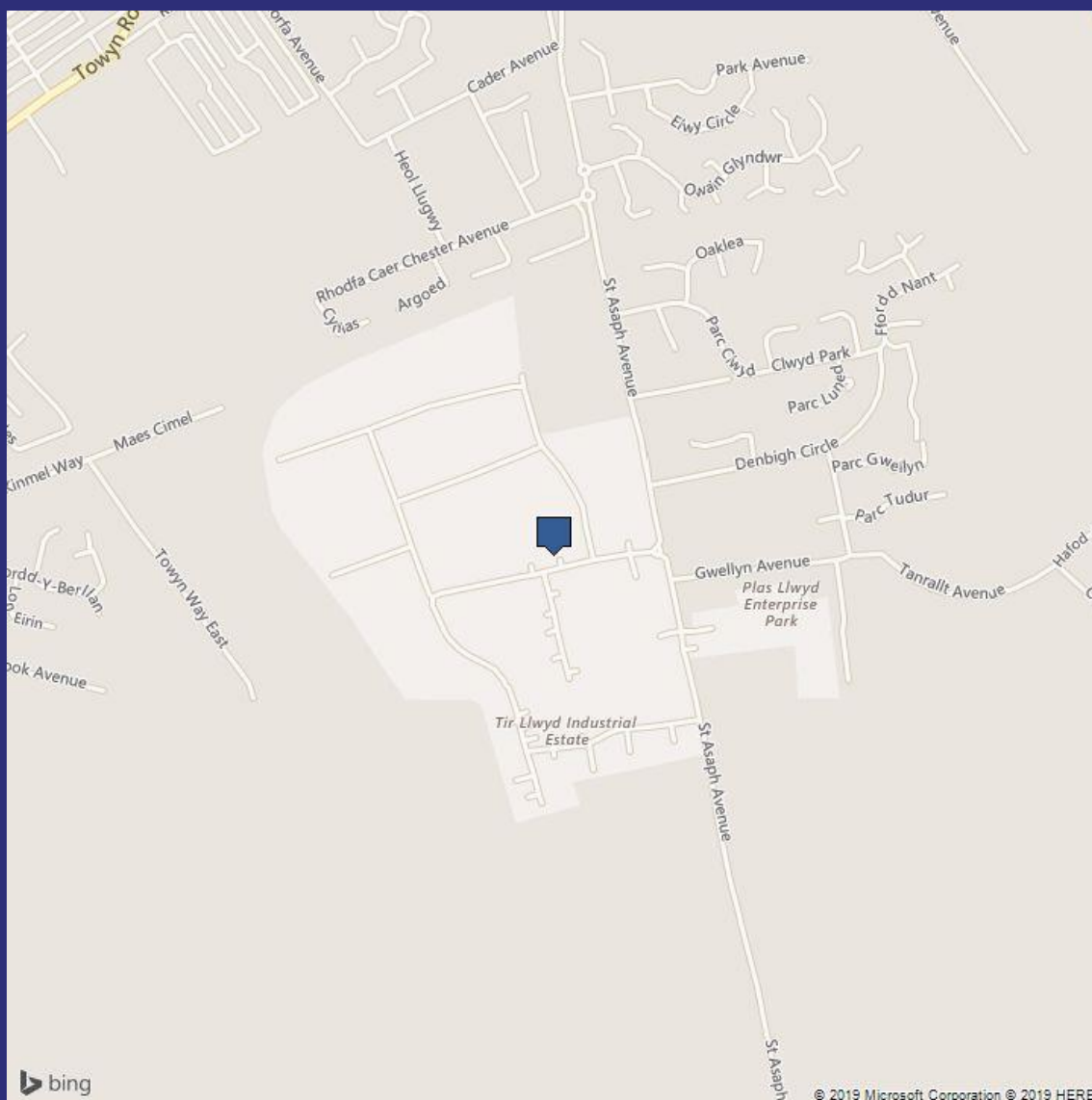
Fraser Crewe fraser.crewe@bacommercial.com

SUBJECT TO CONTRACT

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