



**FOR SALE** 16.62 Acres suitable for a range of employment uses.

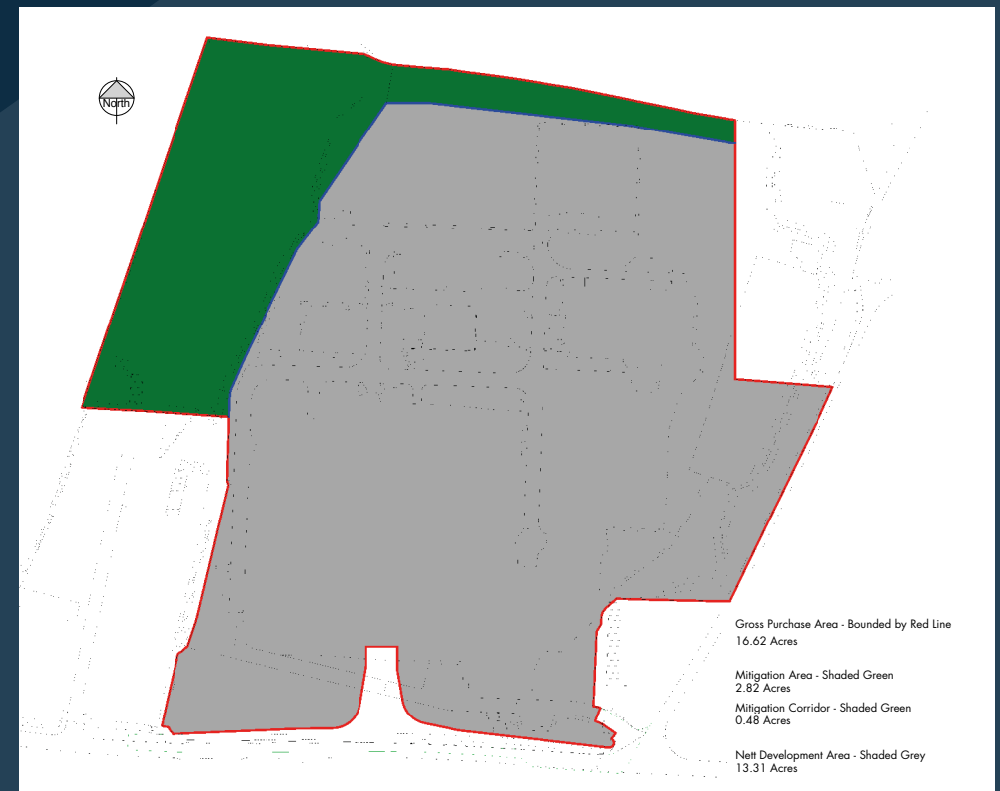




The site, which is clear and level, extends to approximately 16.62 acres or thereabouts and offers potential (subject to planning) for a range of employment uses including:

- Offices
- Research & Development
- Hi-Tech Manufacturing & Warehouse/Distribution.

Potential for substantial power capacity





St Asaph Business Park is situated in a central location and widely regarded as the premier business park in North Wales. The park is home to a number of major occupiers including TRB, North Wales Police, RNLI and Betsi Cadwaladr University.

The park has the benefit of direct access to Junction 26 of the A55 Expressway (Euro Route 22). The A55 provides a link to Wrexham, Chester and the national motorway network to the east and to the port of Holyhead in the west and ferry services to the Republic of Ireland

## Financial Support

The site is situated within a Tier 1 Assisted Area. Qualifying projects may be eligible for financial support via the Welsh Assembly Government.

## Terms

Price Upon Application.

## Legal Costs

Each party will be responsible for their own legal costs.

## VAT

All prices and rentals quoted are exclusive of but may be liable to VAT.

## Viewing and Further Information

Please contact the agent Legat Owen for further information or to arrange a site inspection.

**Stephen Wade**

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