

LLANGEFNI TRADE PARK

NEW TRADE COUNTER UNITS TO LET
FROM 2,150 SQ FT (200 SQ M)



- HIGH PROFILE LOCATION
- RANGE OF UNIT SIZES
- FLEXIBLE LEASE TERMS

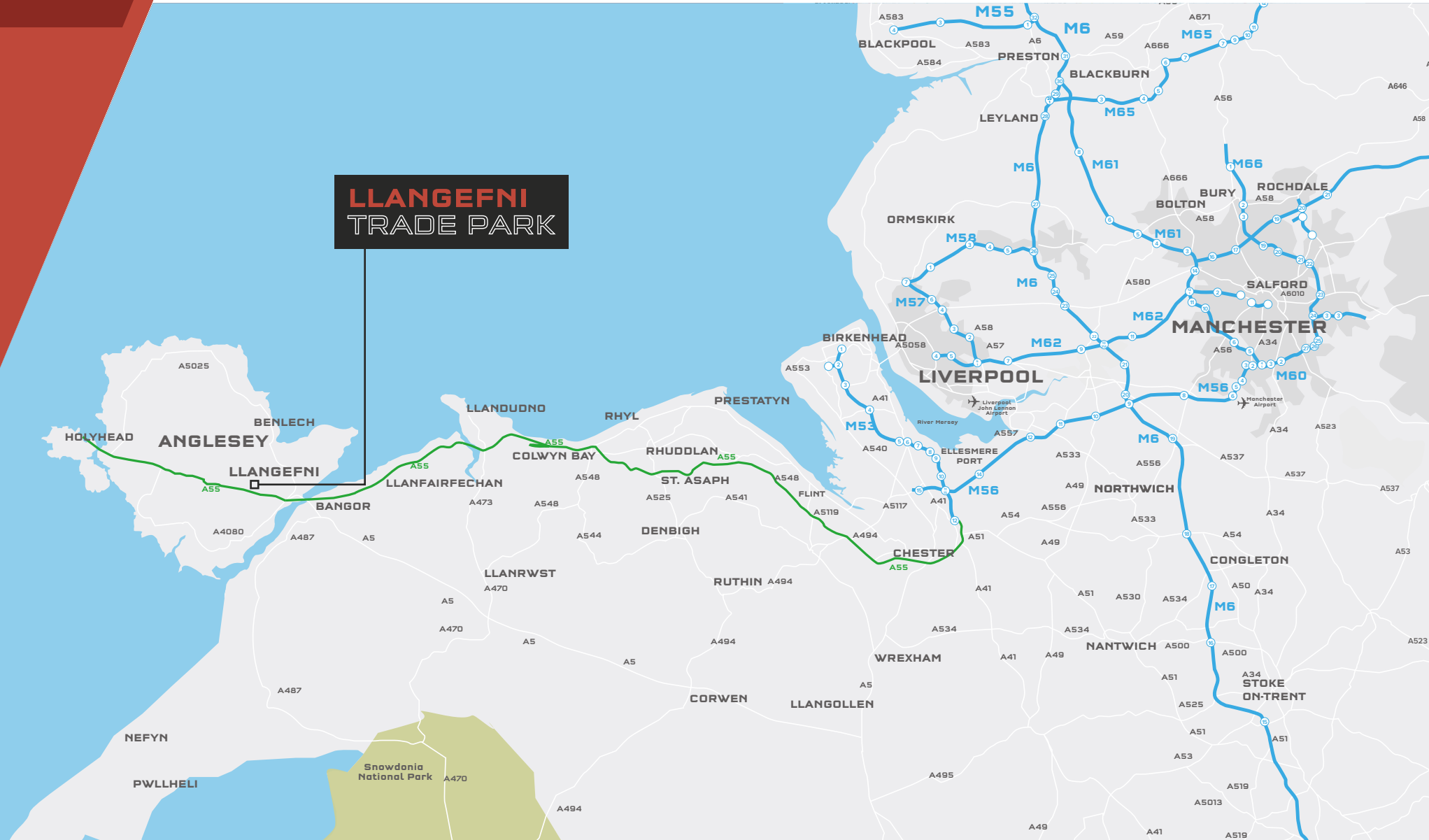


LLANGEFNI TRADE PARK, INDUSTRIAL ESTATE RD LLANGEFNI, LL77 7UX

LLANGEFNI TRADE PARK

LOCATION

The County town of Llangefni is situated close to the centre of the Isle of Anglesey in North West Wales. The Isle of Anglesey's population is approximately 69,979. Llangefni is the second largest settlement on the Island. Llangefni is the principle administrative centre for the Isle of Anglesey County Council and is home to Coleg Menai. The trade park is located with 15 minutes of the Port of Holyhead and as excellent access on to the A55.



LLANGEFNI TRADE PARK



SITUATION

Llangefni Trade Park is situated in a high-profile location mid-way along Industrial Estate Road at its junction with Parc Bryn Cefni. Nearby occupiers include Vauxhall, Peugeot and Ford dealerships. The area is particularly popular with Trade Counter operators and nearby occupiers include; Huws Gray Builders Merchants, C L Jones Builders Merchants and Howden Joinery.

Aldi and Lidl both have food stores nearby.

LLANGEFNI TRADE PARK

DESCRIPTION

The development will comprise 8 new units ranging in size from 2,150 sq ft (200 sq m) to 2,700 sq ft (250 sq m). Features include: -

- Steel portal frame construction
- Feature Cladding
- Eaves height 6M
- Sectional loading doors
- Glazed personnel entrances
- Allocated parking
- Attractive landscaped site
- Designed to accommodate a mezzanine
- CCTV security
- Planning consent for B1/B2/B8
- Option to retro fit office to meet occupiers requirements
- Modern eye catching units situated next to the busy industrial estate road
- High profile trade units suitable for a variety of uses

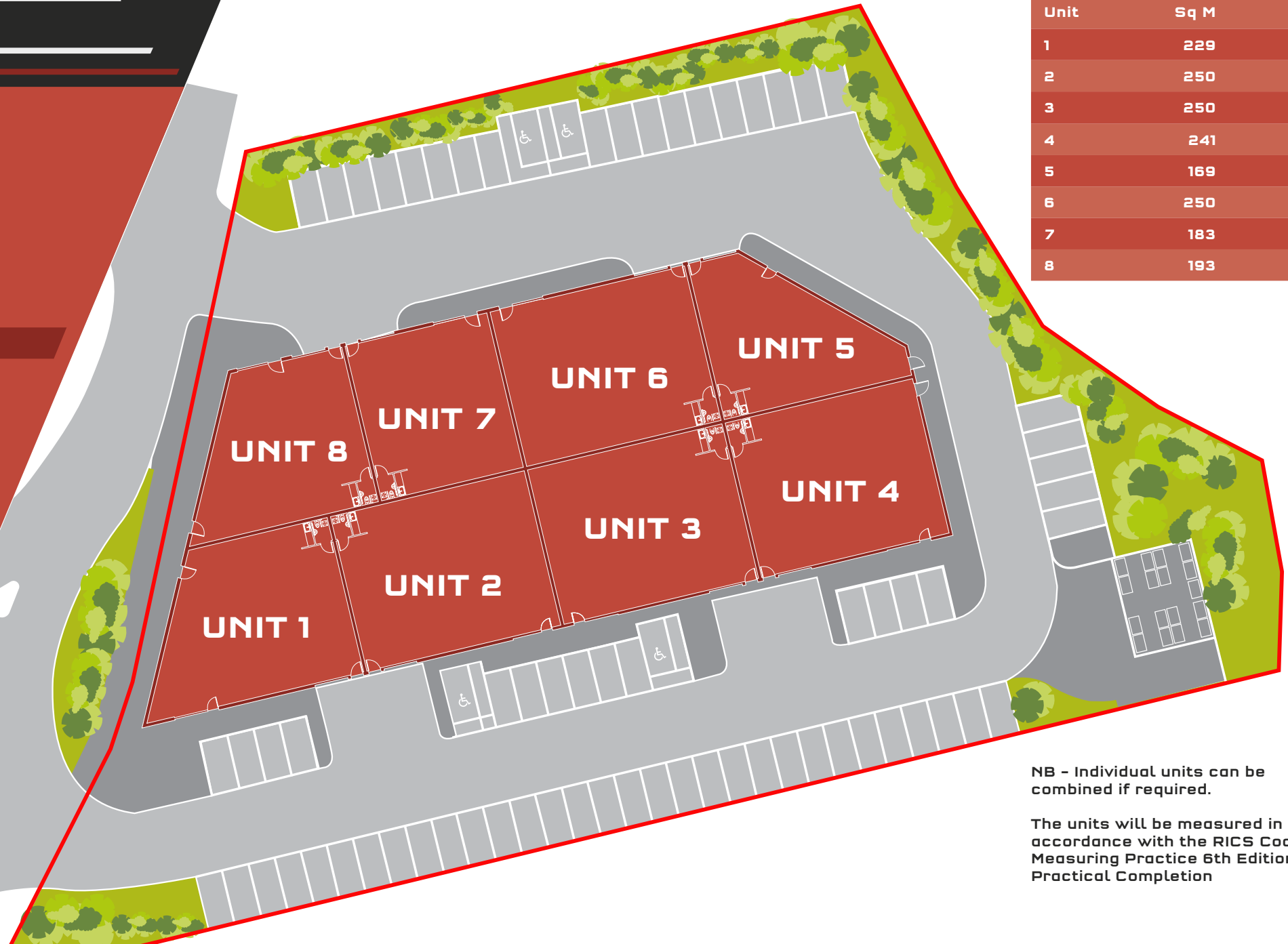
[CLICK HERE TO SEE CGI FLY THROUGH](#)



LLANGEFNI TRADE PARK

ACCOMMODATION

Unit	Sq M	Sq Ft
1	229	2,465
2	250	2,691
3	250	2,691
4	241	2,594
5	169	1,819
6	250	2,691
7	183	1,970
8	193	2,077



NB - Individual units can be combined if required.

The units will be measured in accordance with the RICS Code of Measuring Practice 6th Edition upon Practical Completion

LLANGEFNI TRADE PARK



LLANGEFNI TRADE PARK



LIDL

W.O. JONES
PRINTING

ATS

JEWSON

HUWS
GRAY

SLATERS
VAUXHALL

LLANGEFNI
TRADE PARK

INDUSTRIAL ESTATE ROAD

LLANGEFNI TRADE PARK

RATING ASSESSMENT

Each unit will be assessed for rates upon practical completion.

REPAIRS

Each property will be let by way of an Internal Repairing lease.

SERVICE CHARGE

The tenant will be required to contribute a service charge towards the upkeep of the exterior of the building and the external common parts.

EPC

Energy Performance Certificates will be prepared upon completion of the units.

UTILITIES

Each unit will have a 3 phase electrical supply, mains gas, water, drainage and high speed broadband connections.

VAT

All terms are subject to VAT at the prevailing rate.

RENT

Upon Application.

FURTHER INFORMATION

For further information in relation to the development please contact the joints agents:

STEPHEN WADE

stephenwade@legatowen.co.uk
01244 408216
07779 656799

MARK DIAPER

markdiaper@legatowen.co.uk
01244 408236
07734 711409

MELFYN WILLIAMS

mel@tppuk.com
01248 751000
07771 900253

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



WILLIAMS & GOODWIN
01248 751000
WWW.TPPUK.COM