

**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 - £420 pcm (£97 per week)**
- **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:

- Large 374 sq ft office suitable for up to 7 persons
- Wi Fi included
- Heat & light included
- Serviced Communal areas
- Free Parking
- 5 minutes from JCN 25 on A55
- Shared Kitchen Facilities
- 24/7 access

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 £420 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](mailto:gareth.williams@bacommercial.com)

Chester office 01244 351212

Howard Cole [howard.cole@bacommercial.com](mailto:howard.cole@bacommercial.com)

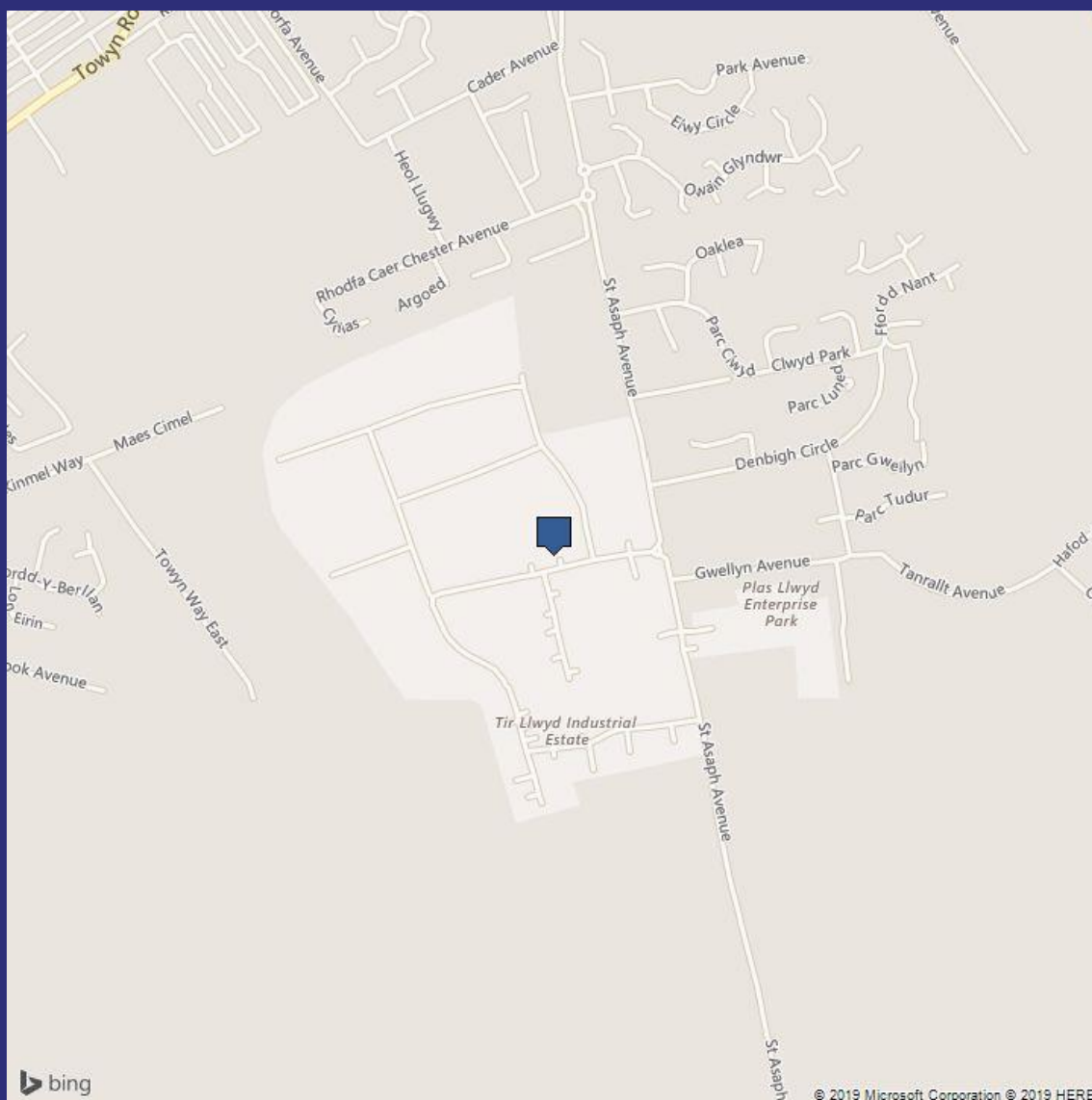
Fraser Crewe [fraser.crewe@bacommercial.com](mailto:fraser.crewe@bacommercial.com)

**SUBJECT TO CONTRACT**

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#### IMPORTANT NOTICE



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