

TO LET

LegatOwen
CHARTERED SURVEYORS
01244 408200
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Unit 3a, Llandygai Industrial Estate, Bangor, LL57 4YH

SEMI-DETACHED INDUSTRIAL /
WAREHOUSE UNIT

18,465 SQ FT
(1,715.45 SQ M)

ON A SITE OF
0.49 HECTARES (1.2 ACRES)



DESCRIPTION

The unit comprises a semi-detached industrial / warehouse unit of steel frame construction clad to the elevations and roof with profile metal sheet, incorporating translucent panels with feature brickwork to the front elevation.

Servicing to the unit is via 3 loading doors accessed via large fenced and gated yard area.

A separate personnel entrance leads to a ground floor trade counter area with first floor office accommodation.

Staff accommodation is situated to the rear of the unit.



ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and has a gross internal area of:

GF Office/Staff	1,245 sq ft	115.93 sq m
FF Offices	1,453 sq ft	135.01 sq m
Warehouse	12,625 sq ft	1,172.90 sq m
Mezzanine Storage	3,139 sq ft	291.61 sq m
Total	18,465 sq ft	1,715.45 sq m

Site Area	1.2 Acres	0.49 Hectares
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ENERGY PERFORMANCE CERTIFICATE

An EPC is in the course of being prepared and will be available upon request



TERMS

The property is available by way of sub-lease or assignment for a term of years up to 3rd April 2023

RENT PASSING

£68,067 per annum

RATEABLE VALUE

The property has a rateable value of £62,000.

VAT

Unless otherwise stated, all terms will be subject to VAT at the prevailing rate.



COSTS

Each party will bear their own legal costs.

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

VIEWINGS

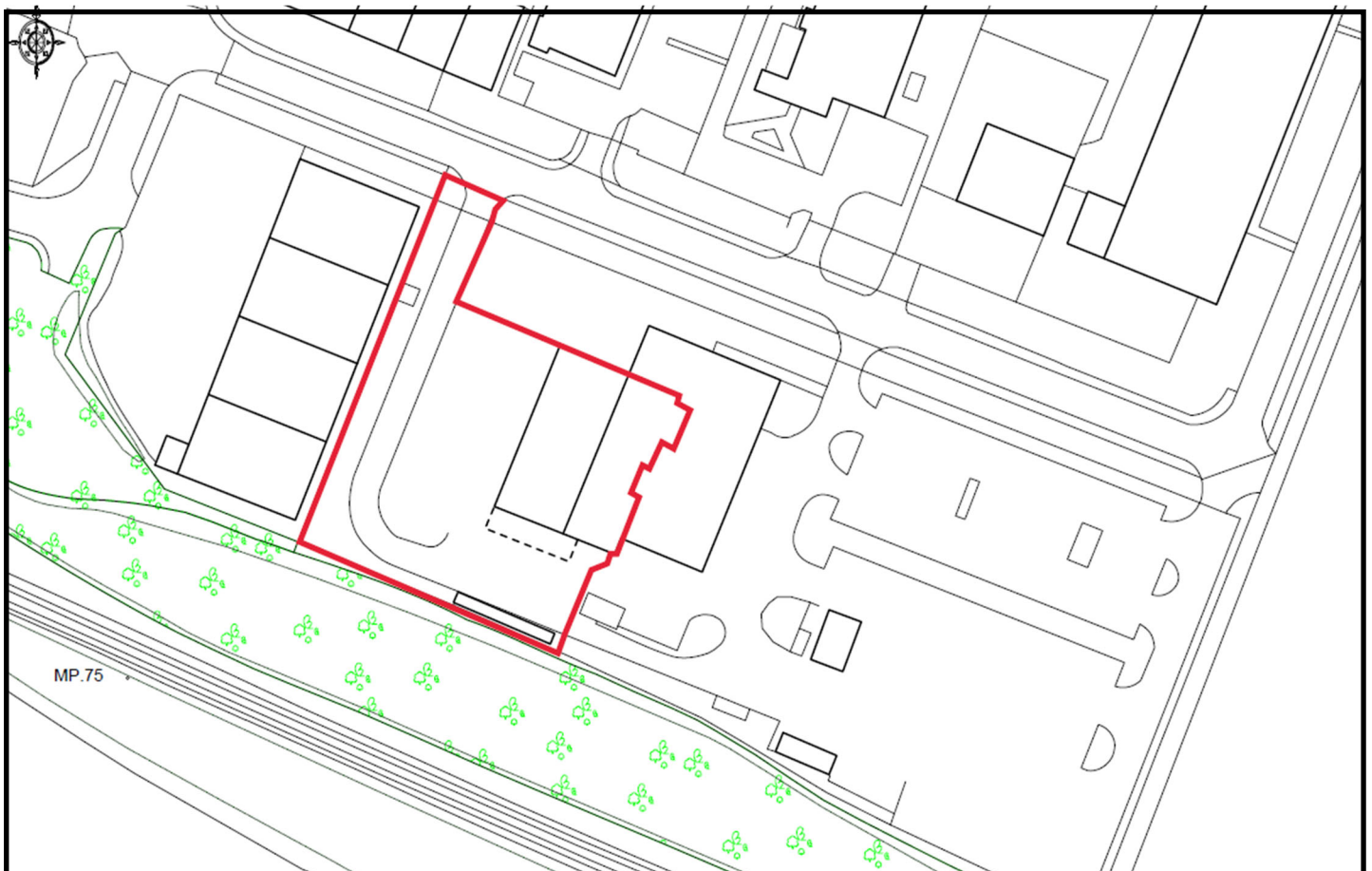
Strictly by prior appointment with the sole agent Legat Owen:

Mark Diaper

markdiaper@legatowen.co.uk

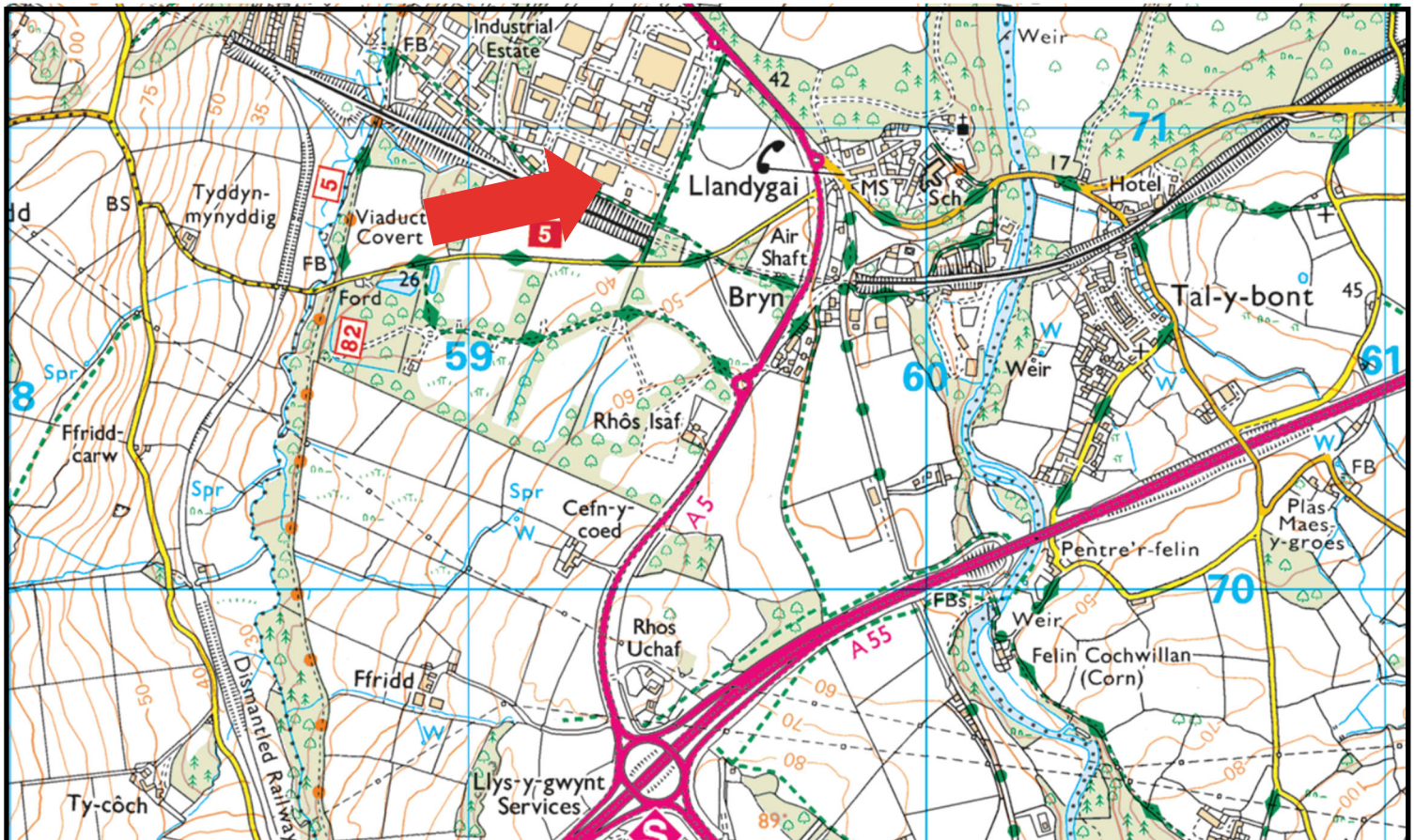
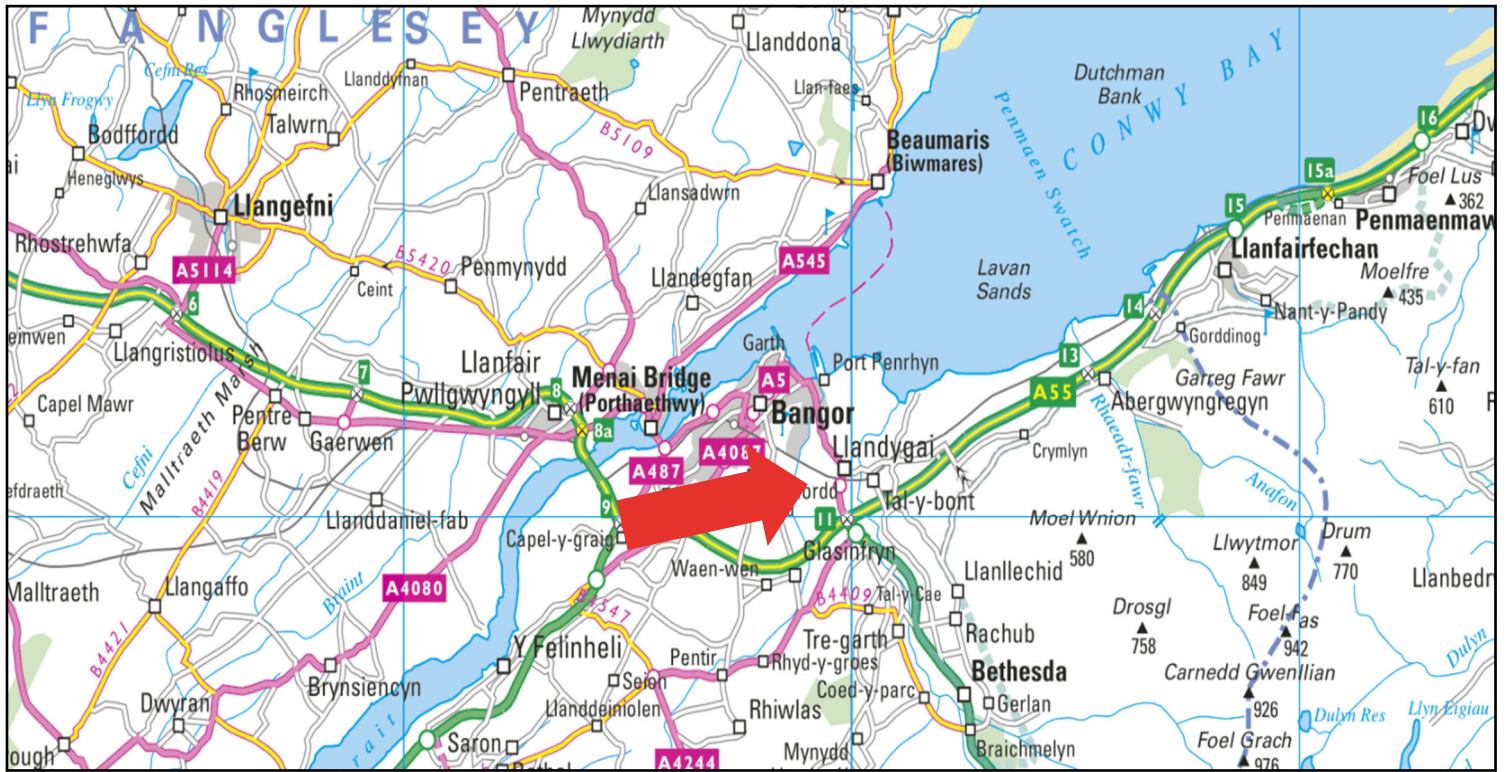
Rupert Chadwick-Dunbar

rupertchadwickdunbar@legatowen.co.uk



LOCATION

Llandygai Industrial Estate is accessed via the A5 (Llandegai Road) in Bangor, North West Wales. The A55 North Wales Expressway is approximately 2 miles to the South Providing a direct Link to the Port of Holyhead and Chester. Llandygai Industrial Estate is the main Trading Estate for Bangor.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. January 2021