

Bowen Court

St.Asaph Business Park, St.Asaph, A55 Expressway, North Wales



To Let
From 330 to 5,000 sq ft



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Location

St Asaph Business Park extends to some 44.5 hectares (110 acres) and is widely regarded as the premier business park in North Wales.

The Business Park is located on the west side of St Asaph and has the benefit of direct access to Junction 26 of the A55 Expressway. The A55 provides a link to Wrexham, Chester and the national motorway network (M56 and M53) to the east. The A55 also provides direct access to the port of Holyhead to the west, for ferry services to the Republic of Ireland.



FibreSpeed

FibreSpeed is the new, high speed internet connection for Wales. Further details available at www.fibrespeed.co.uk.

Flexibility

Units can be let individually or adjacent units can be interconnected at ground or first floor level.

Lease Terms

Lease from 12 months upwards.

Service Charge

A service charge is payable.

VAT

All figures quoted are exclusive of VAT.

Car Parking

Generous car parking available.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Grant Assistance

St Asaph Business Park is situated within a Tier 1 area and as such eligible projects could benefit from grant assistance.

Further Information

For further information please contact Will Sadler at Legat Owen.



Key features of the property

Bowen Court is set in an attractive landscaped courtyard arrangement, offering flexible lease solutions to meet the needs of a wide range of business users.

The specification briefly includes;

- Two storey self contained building of traditional brick construction surmounted by a pitched roof
- Economic electric central heating
- Suspended ceilings with recessed lighting
- Two compartment perimeter trunking
- Carpeted throughout
- Fire and security alarm to each unit
- Gents and Ladies/Disabled toilets
- Dedicated parking

