

# UNIT 15, GATEWAY PARK, LLANDEGAI INDUSTRIAL ESTATE, BANGOR, LL57 4YH



## TO LET

- Modern industrial/trade counter unit
- Popular trade location
- Nearby occupiers- Screwfix, Royal Mail, HSS & Eurocell
- Available for immediate occupation
- Extending to 225.01 sq m (2,422 sq ft)

Chester

BA Commercial, 2 Friarsgate,  
Grosvenor St, Chester, CH1 1XG

**T** 01244 351212

**E** [enquiries@bacommercial.com](mailto:enquiries@bacommercial.com)

**W** [www.bacommercial.com](http://www.bacommercial.com)

# UNIT 15, GATEWAY PARK, LLANDEGAI INDUSTRIAL ESTATE, BANGOR, LL57 4YH

## LOCATION

Llandegai Industrial Estate is a major industrial/distribution and trade counter location situated just outside the University City of Bangor and within one mile of the A55 at Junction 11 thus enjoying excellent major road connections throughout the whole of North Wales, to the Port of Holyhead and, to the east, to Chester, Manchester and Merseyside, the M56 and the national motorway network.

The property forms part of the Gateway Park, which is an established Trade Counter development and has attracted significant occupiers including:

- Royal Mail
- Tool Station
- Benchmarx Joinery
- Enterprise

Please refer to location plan

## DESCRIPTION

The property comprises a mid-terrace industrial/trade counter unit, constructed of steel portal frame with brick elevations beneath a pitched clad roof.

The property is accessed via a double glazed aluminium doorway and electrically operated roller shutter door.

Internally the property has been refurbished to provide open plan accommodation suitable for a variety of occupiers, together with a brew point and wc facility.

The property also benefits from 3 designated car parking spaces.

## RENTAL

£14,600 pax to be paid quarterly in advance via standing order.

## ACCOMMODATION/AREAS

The property has been measured up in accordance with the RICS Code of Measuring Practice as follows:

SQ M	SQ FT
225.01	2,422

## LEASE

The property is available on a new Full Repairing and Insuring lease for a period of years to be agreed.

## RATES

To be re-assessed.

## SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

## SERVICE CHARGE

A service charge of £500.00 pax will be levied to cover a fair proportion of the cost of maintenance and upkeep of common areas.

## VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

## EPC

An Energy Performance Certificate can be made available by the agents.

## LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

### Chester

BA Commercial, 2 Friarsgate,  
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

### North Wales

BA Commercial, Hanover House,  
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

# UNIT 15, GATEWAY PARK, LLANDEGAI INDUSTRIAL ESTATE, BANGOR, LL57 4YH

## 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.

## CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

## 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, Chester 01244 351212.

Ref: HCNOV20

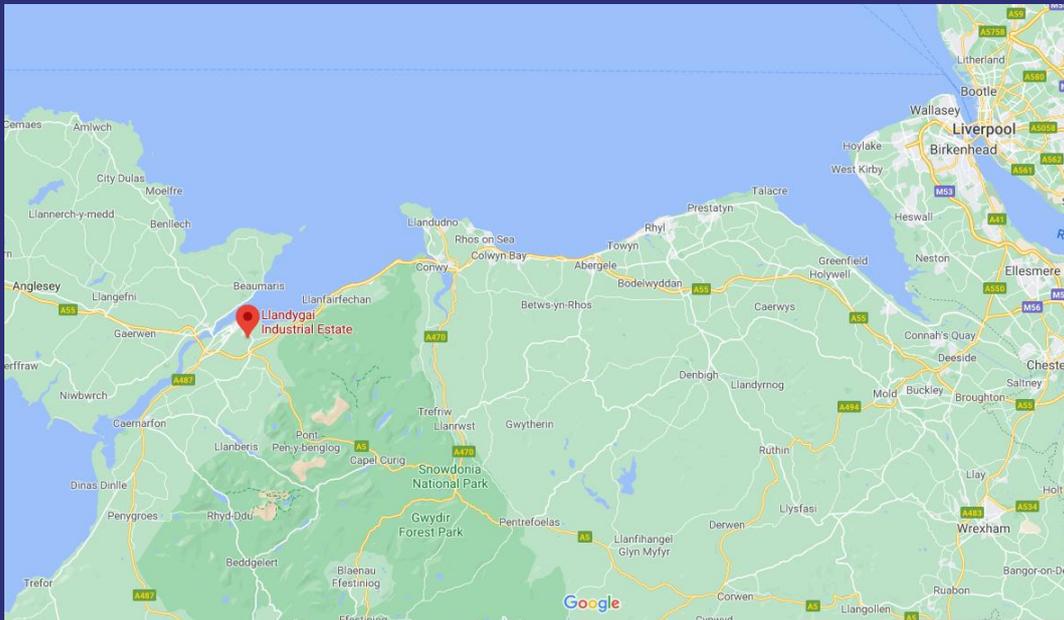
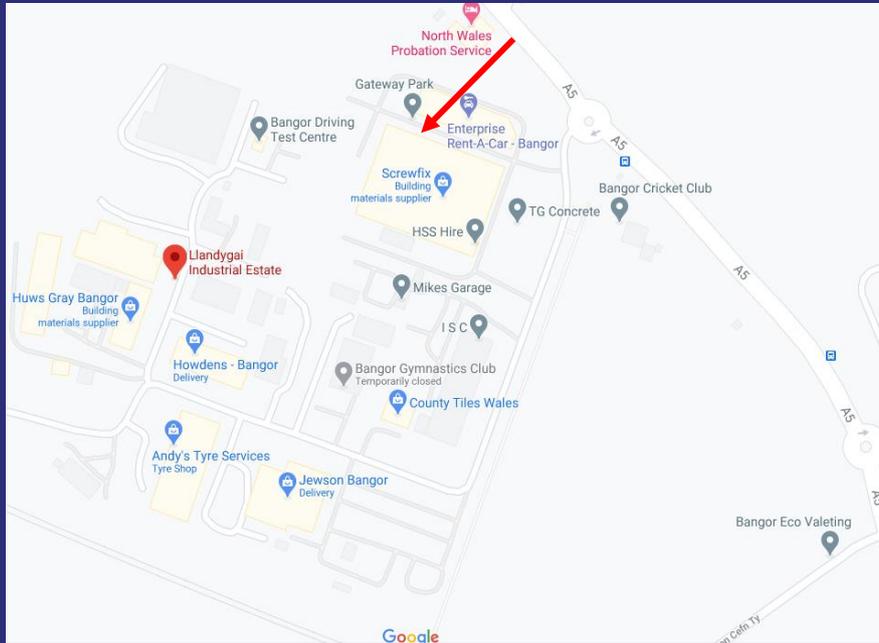
[howard.cole@bacommercial.com](mailto:howard.cole@bacommercial.com)

**07387 647578**

**SUBJECT TO CONTRACT**



# UNIT 15, GATEWAY PARK, LLANDEGAI INDUSTRIAL ESTATE, BANGOR, LL57 4YH



## IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

Reproduced by the courtesy of the Controller of HMSO. Crown copyright reserved. Licence No. ES73291E

