

## Ash Court, Parc Menai, Bangor LL57 4DF



**Modern self-contained offices**  
From 309sqft to 2,176sqft with dedicated parking

**Location:**

Ash Court is located on the prestigious Parc Menai Business Park set in 75 acres of mature parkland and is strategically located adjacent to the junction of the A487 (T) with junction 9 of the A55.

Parc Menai has a crèche and the Parc Britannia hotel and restaurant onsite. Further information can be found on [www.parcmenai.com](http://www.parcmenai.com).

**Situation:**

The Self-contained estate forms part of the Parc Menai Business Park and provides high quality office accommodation in self-contained units of 1,980 sqft to 4,000 sqft units (184 sqm to 372 sqm), or split units of 330sqft to 920 sqft (31 sqm to 85sqm).

Each office is finished to a high specification including:

- Suspended ceilings
- Recessed Category II Lighting
- Perimeter Trunking
- Double Glazing
- Carpeted throughout
- Fitted Kitchen (shared in split units)
- Fire and Burglar alarms to each building
- Generous dedicated parking
- Potential for high speed fibre optic connections

**EPC:**

Available on request.

**Lease Terms:**

The units are let on internal repairing and insuring leases. The Landlord levies a service charge to cover the cost of the external repairs and maintenance.

**Legal Costs:**

Each party is to be responsible for payment of their own legal costs incurred.



**VAT:**

We understand the property has been elected for VAT and VAT will be payable.

**Inspection:**

Strictly by appointed agents only

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**SUBJECT TO CONTRACT**  
OB/VGM/5650/OCT2019