

TY MATTHEW HOUSE
ST. ASAPH BUSINESS PARK, ST. ASAPH,
DENBIGHSHIRE, LL17 0JA



FOR SALE/TO LET

- Modern high quality office accommodation
- With excellent parking
- 2,252 sq ft (209.3 sq m) to 9,500 sq ft (883 sq m)
- Strategically located alongside the A55 North Wales Expressway
- Price £850,000 or competitive rental terms

North Wales

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

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W www.bacommercial.com

BA Commercial
Chartered Surveyors

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LOCATION

St Asaph Business Park is regarded as a premier business location within North Wales having attracted substantial organisations such as the Glyndwr University, North Wales Police, RNLI, Wales Ambulance Service etc along with many private sector offices.

St Asaph Business Park is served well by road communications, having direct access from Junction 26 of the A55 North Wales Expressway (Euro route 22). The A55 provides a link to Wrexham, Chester and the national motorway (M53 & M56) to the east and direct route to the port of Holyhead to the west offering ferry services to Ireland.

DESCRIPTION

Ty Matthew House is a purpose built detached two storey office building in a self-contained site with extensive car parking and landscaping.

The buildings current specification includes:-

- Modern part open plan design
- Passenger lift
- Dedicated kitchen facility
- Male, female and access WC's to each part
- Gas fired central heating
- Part air conditioning
- Double glazing
- Floor boxes
- LG3 compliant lighting

ACCOMMODATION/AREAS

The building provides a gross internal floor area of some 883 sq m (9,500 sq ft) currently sub-divided to provide a ground floor suite of some 209.3 sq m (2,252 sq ft) NIA and a separate ground/first floor suite providing some 649 sq m (6,650) NIA.

TERMS

The property is available for purchase and at a quoted price of £850,000 on the basis of a long leasehold interest (approx. 235 years unexpired) at a Peppercorn ground rental.

Alternatively lettings are available on the basis of effective full repairing and insuring leases for which competitive headline rentals of £8.75 per sq ft are guided.

RATES

we note from the VOA website that Suite 1 is assessed at a Rateable Value of £47,750 and Suite 2 at a Rateable Value of £18,000. Interested parties are advised to make their own enquiries of Denbighshire CC - 01824 706 101.

VAT

Both purchase price and rentals will be subject to VAT.

EPC

An Energy Performance Certificate in respect of Suite 1 is in the course of preparation.

The Energy Performance Asset Rating for Suite 2 is C - Reference Number: 9926-3016-0428-0801-5225.

A full copy of the Energy Performance Certificate is available upon request from the agents.

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.

Chester

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

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North Wales

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PLANS/PHOTOGRAPHS

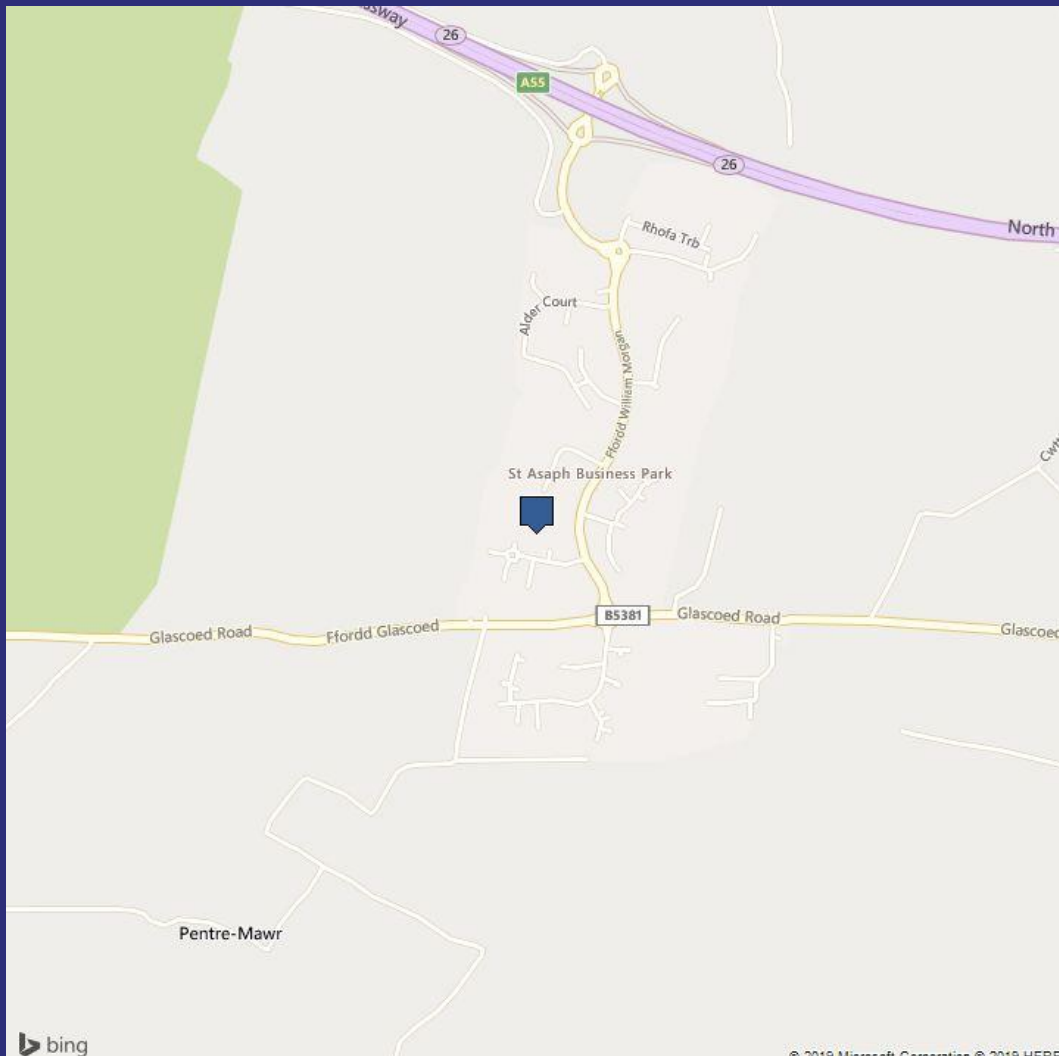
Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents
BA Commercial 01745 330077

Howard Cole – 07387 647578
howard.cole@bacommercial.com
or Gareth Williams – 07771 638938
gareth.williams@bacommercial.com

SUBJECT TO CONTRACT



IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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