

TO LET

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01244 408200
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GROMLECH BUSINESS PARK, Y FFOR, PWLLHELI, LL53 6UW

NEW HIGH SPECIFICATION BUSINESS
/ LIGHT INDUSTRIAL UNITS

FROM 1,130 SQ FT (105 SQ M)

TO 5,650 SQ FT (525 SQ M)

WITHIN AN ATTRACTIVE
COURTYARD SETTING





DESCRIPTION

The property comprises an new development of business / light industrial units and have been traditionally constructed to be specifically sympathetic to the surroundings.

Servicing is provided via a loading door to the front elevation of each unit with separate personnel entrance leading to first floor office accommodation.

The units are situated within an attractive courtyard setting with ample car parking.

TENURE

The units are available by way of new leases on flexible terms.

SERVICE CHARGE

A service charge is applicable for the common parts of the Business Park. Details available on request.

LEGAL COSTS

Each party will bear their own legal costs.

VAT

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

VIEWINGS

By prior appointment only.

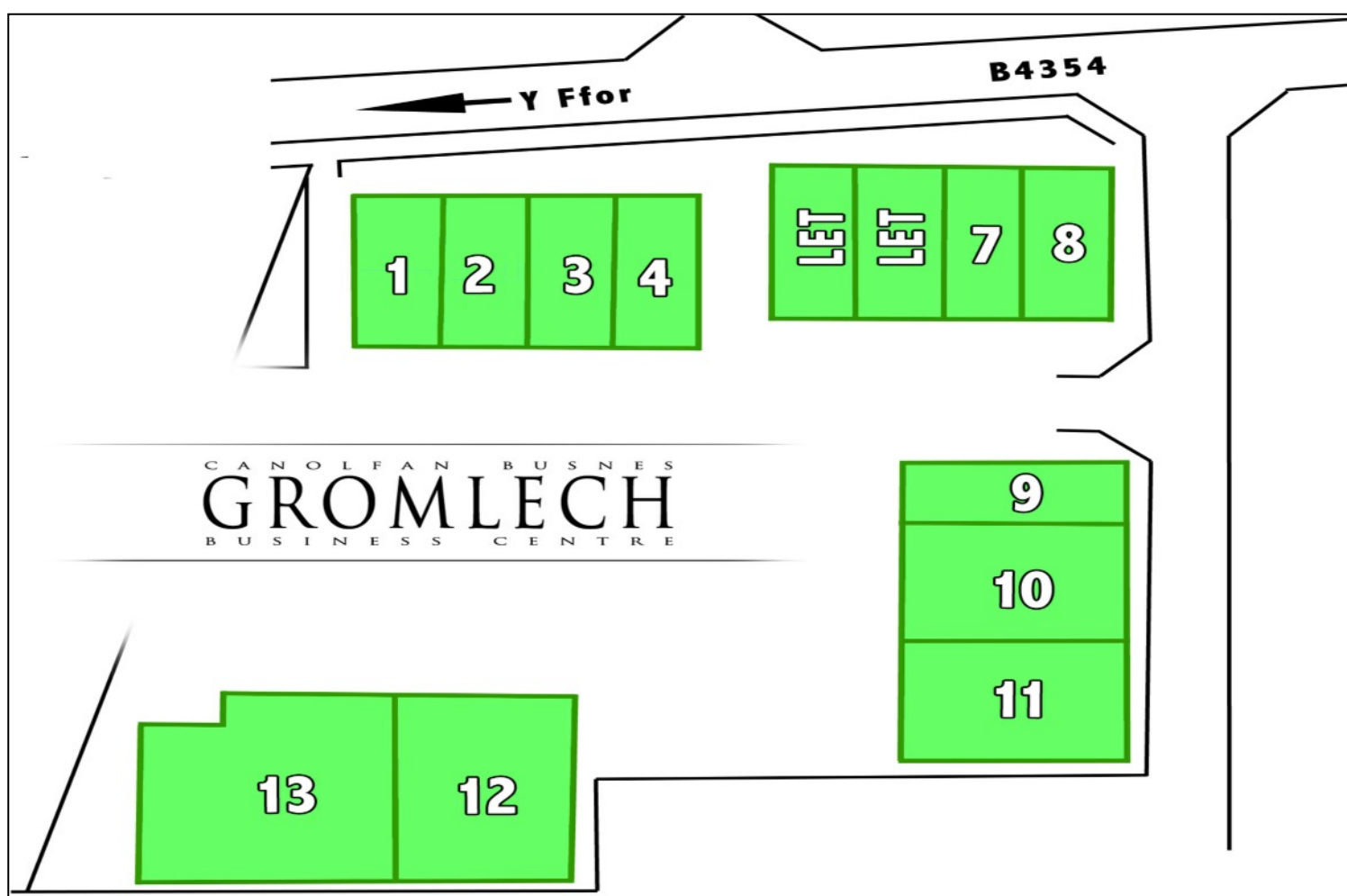
For further information please contact

Mark Diaper markdiaper@legatowen.co.uk



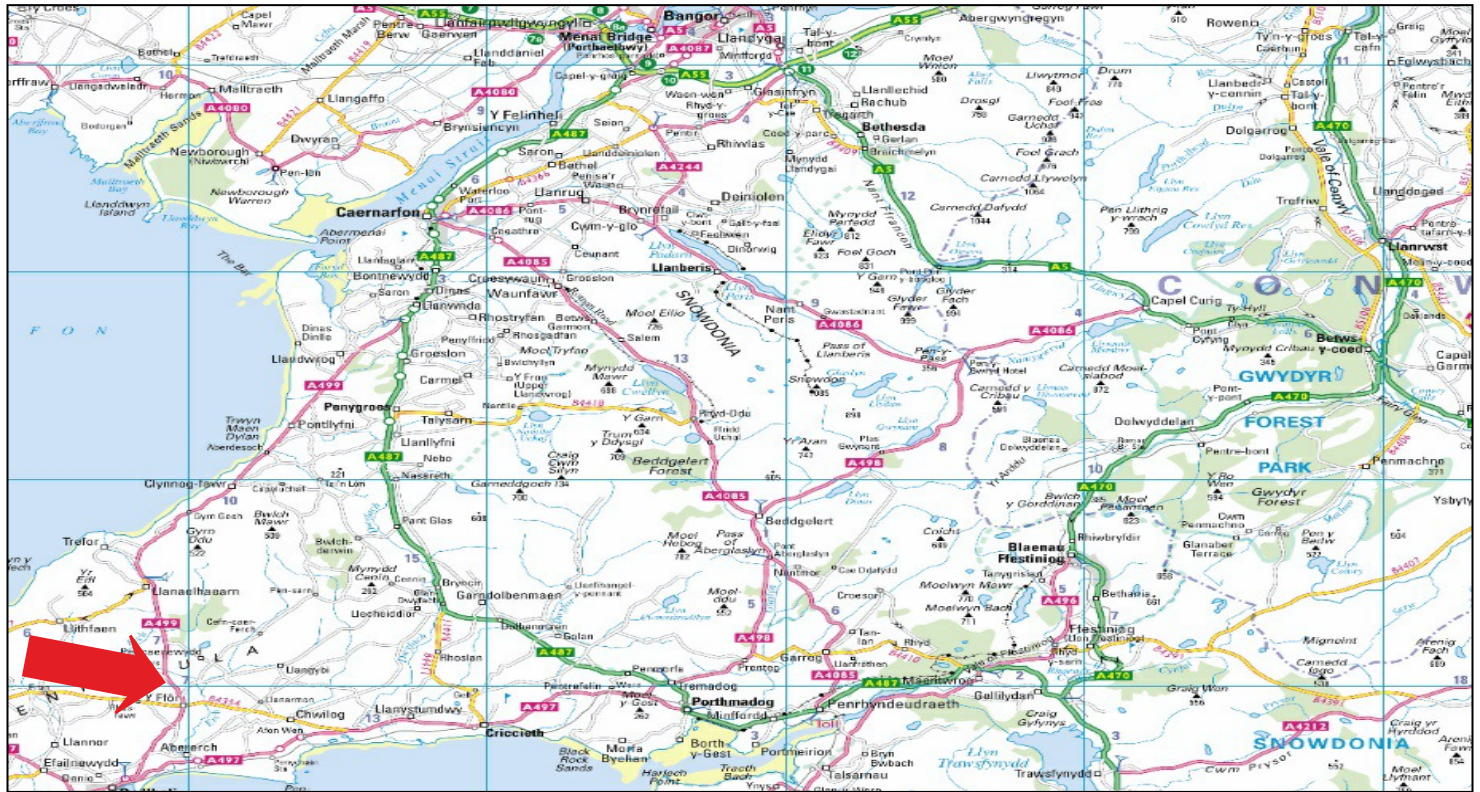
ACCOMMODATION

UNIT	SIZE (SQ FT)			RENT (P.A.X)	ENERGY PERFORMANCE CERTIFICATE	RATEABLE VALUE	AVAILABILITY
	GROUND FLOOR	FIRST FLOOR OFFICE	TOTAL				
1	860	270	1130	£9,600	B43	£3,950	AVAILABLE
2	860	270	1130	£9,600	B43	£3,950	AVAILABLE
3	860	270	1130	£9,600	B43	£3,950	AVAILABLE
4	860	270	1130	£9,600	B43	£3,950	AVAILABLE
5	860	270	1130	-	B43	£3,950	LET
6	860	270	1130	-	B43	£3,950	LET
7	860	270	1130	£9,600	B43	£3,950	AVAILABLE
8	860	270	1130	£9,600	B43	£3,950	AVAILABLE
9	860	270	1130	£9,600	B43	TBA	AVAILABLE
10	1720	540	2260	£19,200	B41	TBA	AVAILABLE
11	1720	540	2260	£19,200	B41	TBA	AVAILABLE
12	1720	540	2260	£19,200	TBC	TBA	UNDER CONSTRUCTION
13	2580	810	3390	£28,800	TBC	TBA	UNDER CONSTRUCTION



LOCATION

Gromlech Business Park is situated in the heart of the Llyn Peninsular in the village of Y Ffor, a short distance from the busy town Pwllheli. Access to the A487 is less than 10 miles to the East which in turn connects to the A55 North Wales Expressway at Bangor less then 25 miles to the North.



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/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

April, 15

SUBJECT TO CONTRACT