

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.



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

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.



BOWEN COURT, ST ASAPH BUSINESS PARK, ST ASAPH LL17 0LJ

	UNIT	SIZE (Sq.Ft)	CAR PARKING	RENTAL (+ VAT)	SALE PRICE (+ VAT)	RATEABLE VALUE	STATUS
Whole	82	2180	12	£22,000	£275,000	£14,250	AVAILABLE
Whole	84	1624	7	£16,600	£207,500	£19,750	AVAILABLE
GF	86A	776	3	£7,500	N/A	£8,800	AVAILABLE
FF	95B	1193	6	£12,200	N/A	£24,250	AVAILABLE
Whole	96	1613	7	£16,500	£205,000	£20,050	UNDER OFFER
FF	97a	734 sq ft	3	£7,500	N/A	£9,175	AVAILABLE JANUARY 2017
Whole	98	1802	8	£18,400	£230,000	£22,750	UNDER OFFER
Whole	99	1665	7	£17,000	£212,750	£20,900	AVAILABLE FEB 2017



Leases will be contracted out of the Landlord & Tenant Act 1954. Sale is of long lease to 2253.

Sale is of 250 year lease from 19th August 2003.

Cleaning and maintenance of common parts will be the joint responsibility of the tenants in occupation.

In split units, landlord pays utilities and recharges to tenant.

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk

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Service charge budget at £0.60 psf.

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