

new

VISION

BUSINESS

PARK

GLASCOED ROAD, ST.ASAPH BUSINESS PARK,  
ST.ASAPH, DENBIGHSHIRE. LL17 0LP

**TO LET**

**HIGH QUALITY  
OFFICE AND WAREHOUSE  
ACCOMMODATION**

**2,012 sq.ft - 8,351 SQ FT (187 m<sup>2</sup> - 776m<sup>2</sup>)**

- HIGH SPEED BROADBAND AVAILABLE
- HIGH QUALITY FINISHES

**88% LET**

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## DESCRIPTION

New Vision Business Park is an exciting new development being undertaken by Pure Residential and Commercial Ltd. New Vision is situated within the established and highly popular St Asaph Business Park located in North Wales and falls within a Welsh Government Assisted area. Discretionary grants may be available for companies moving to the park.

Phase One of New Vision Business Park has been completed and provides high quality business space for three local occupiers within an attractive landscaped development.



## Pure Residential and Commercial

Pure Residential and Commercial Ltd is a privately owned company located in St Asaph, North Wales. Over the years they have become one of the leading developers in North and Mid Wales and specialise in high quality, contemporary design to construct high specification business accommodation and residential properties.

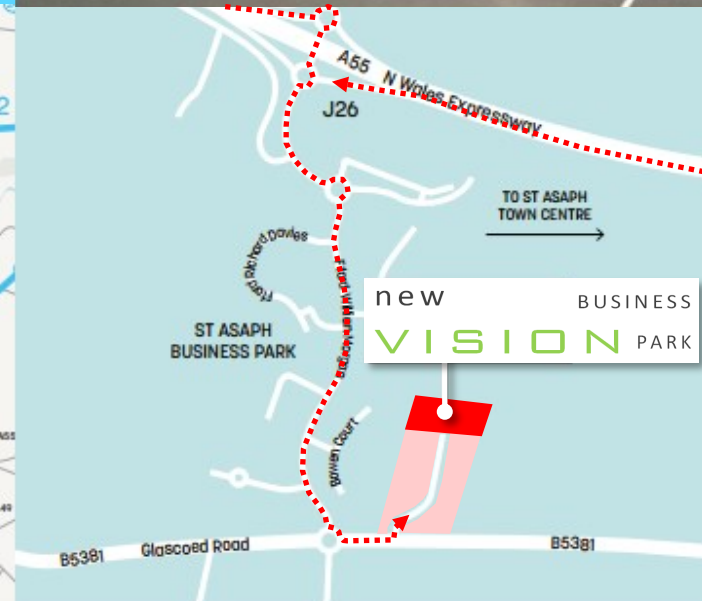
Pure are proud to have recently been awarded five awards at the North Wales LABC Building Excellence Awards including Best Small Commercial Project and North Wales Regional Award for the phase 1 development.



## LOCATION

New Vision Business Park is located within St Asaph Business Park which has been developed over the past 25 years and is now widely regarded as one of the premier business parks within North Wales, providing in excess of 800,000 sq ft of high tech offices and business space. The park benefits from a direct connection to junction 26 of the A55 which provides a dual carriageway route across North Wales, from Chester (29 miles to the east) to the port of Holyhead (56 miles to the west).

- Excellent road communications
- Tier 1 Grant Assisted Area (qualifying companies may be eligible for support)
- High specification, energy efficient accommodation
- Generous car parking ratio
- Superfast broadband connection
- Attractive landscaped surroundings
- Heating and Cooling



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## OTHER BUSINESSES ON THE PARK



North Wales Police  
Heddlu Gogledd Cymru



Oswestry Tŷn ac Aelwyd  
Fire and Rescue Service

North Wales Fire  
and Rescue Service

PRIFYSGOL

glyndŵr  
UNIVERSITY



NHS  
WALES  
GIG  
CYMRU



Grŵp Tai  
**PENNAF**  
Housing Group



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VISION PARK

TO CHESTER & M56

St.ASAPH BUSINESS PARK

NHS

A55 NORTH WALES EXPRESSWAY

FFORD WILLIAM MORGAN

B5381 GLASCOED ROAD

TO NORTH WEST WALES

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## ACCOMMODATION

Units 5 provide a office space only.  
Floor area is provided below:

### Unit 5

Ground Floor Office          2,055 sq ft    £26,750 per annum

## CAR PARKING

Car parking spaces allocated as follows;

Unit 5 Ground Floor:          10 spaces (additional spaces subject to availability)

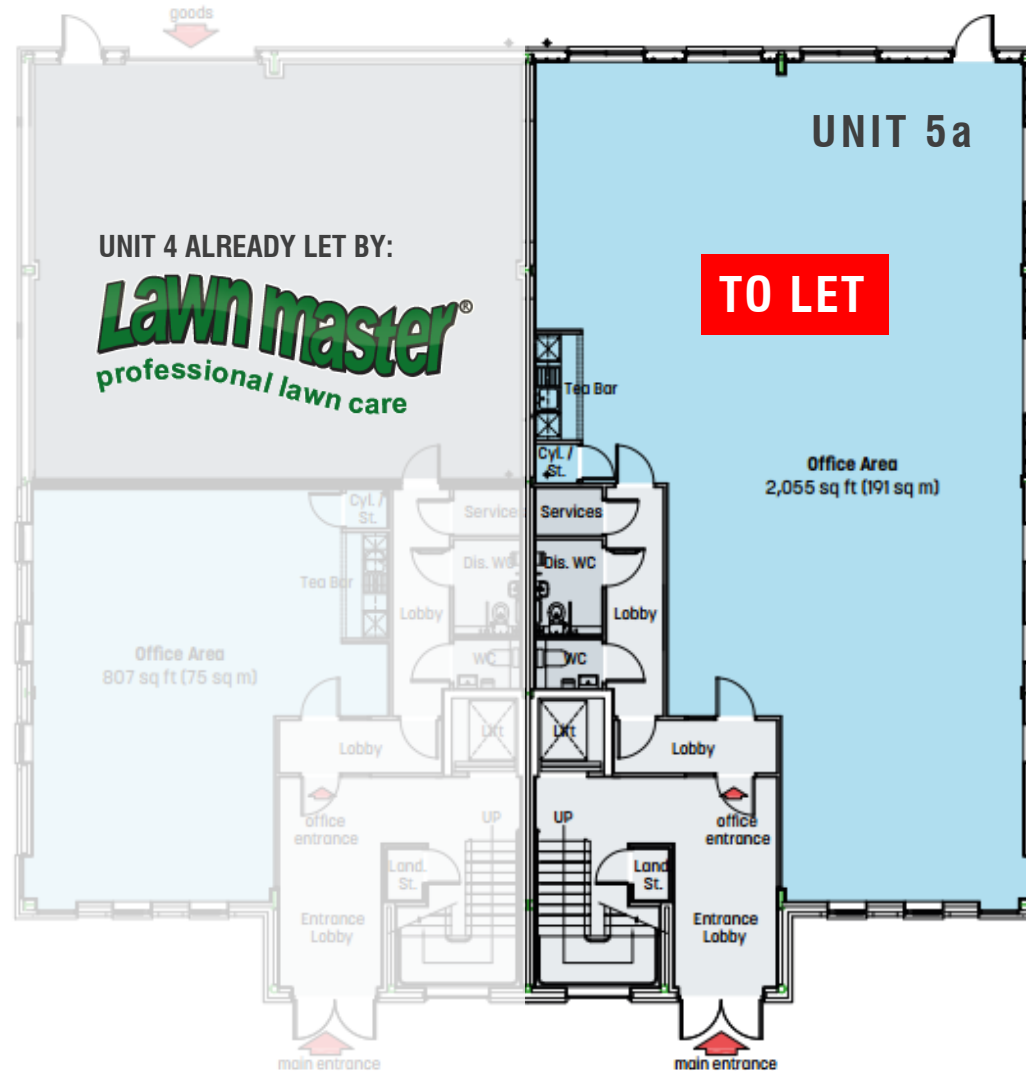
## DESIGN AND BUILD OPPORTUNITIES

Phase 2 of New Vision Business Park extends to 10 acres, within which Design & Build / bespoke properties can be made available to an occupiers specific requirements, providing up to as much as 120,000 sq ft.



FLOOR PLANS

UNIT 5a  
GROUND FLOOR



**Energy Performance Certificate**

Non-Domestic Building

5A, GROUND FLOOR  
5, New Vision Business Park  
Glascoed Road  
ST. ASAPH  
LL17 0LP

Certificate Reference Number:  
0094-9046-2430-0900-5313

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

**A+**

16

0-25  
26-50  
51-75  
76-100  
101-125  
126-150  
Over 150

Less energy efficient

**Technical Information**

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	208
Building complexity (NOS level):	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	10.07
Primary energy use (kWh/m <sup>2</sup> per year):	59.58

**Benchmarks**

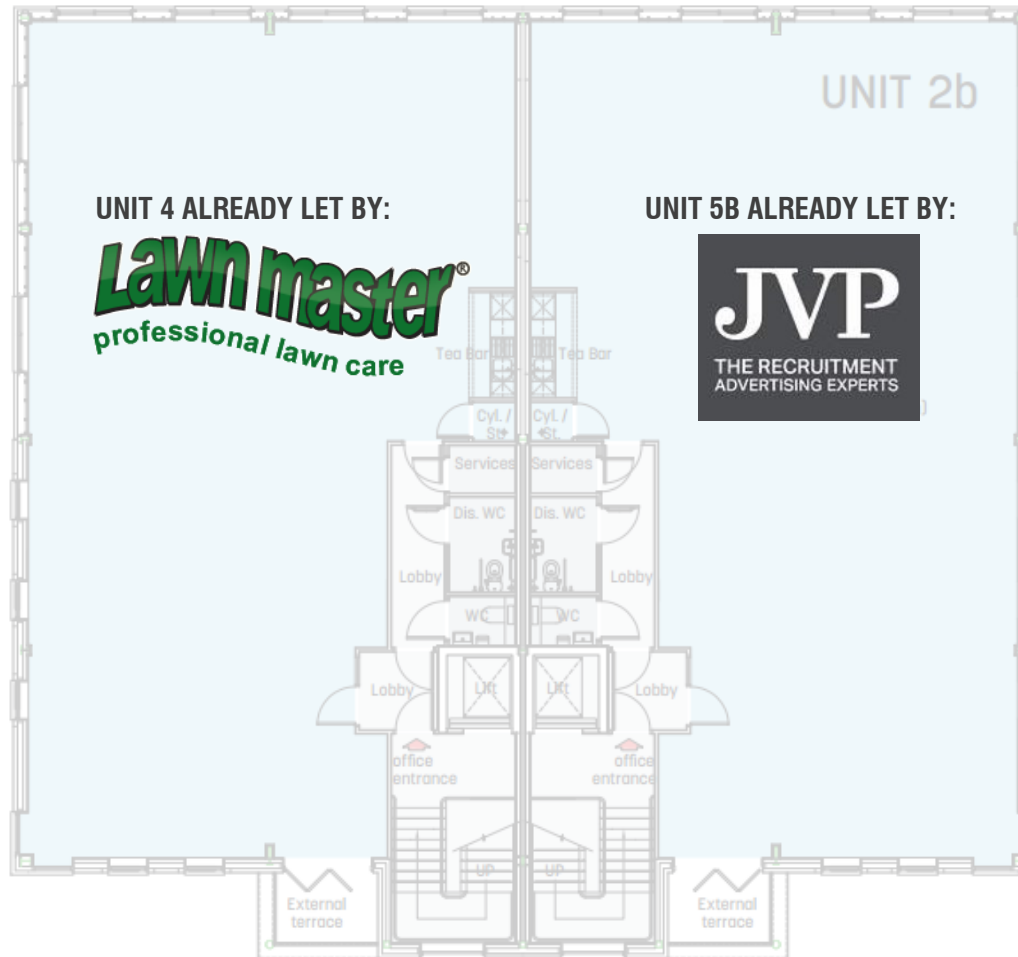
Buildings similar to this one could have ratings as follows:

**27** If newly built

**79** If typical of the existing stock

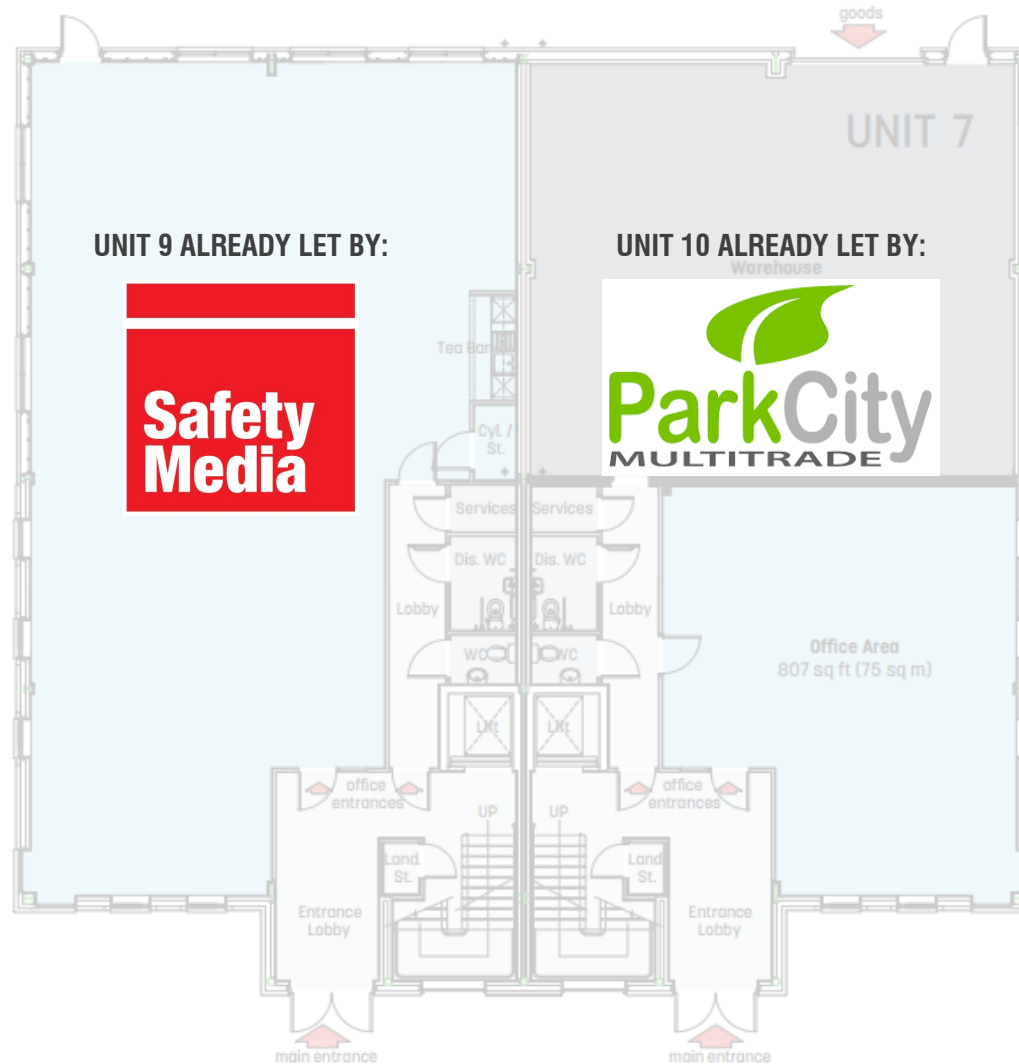
## FLOOR PLANS

### UNIT 5b FIRST FLOOR



## FLOOR PLANS

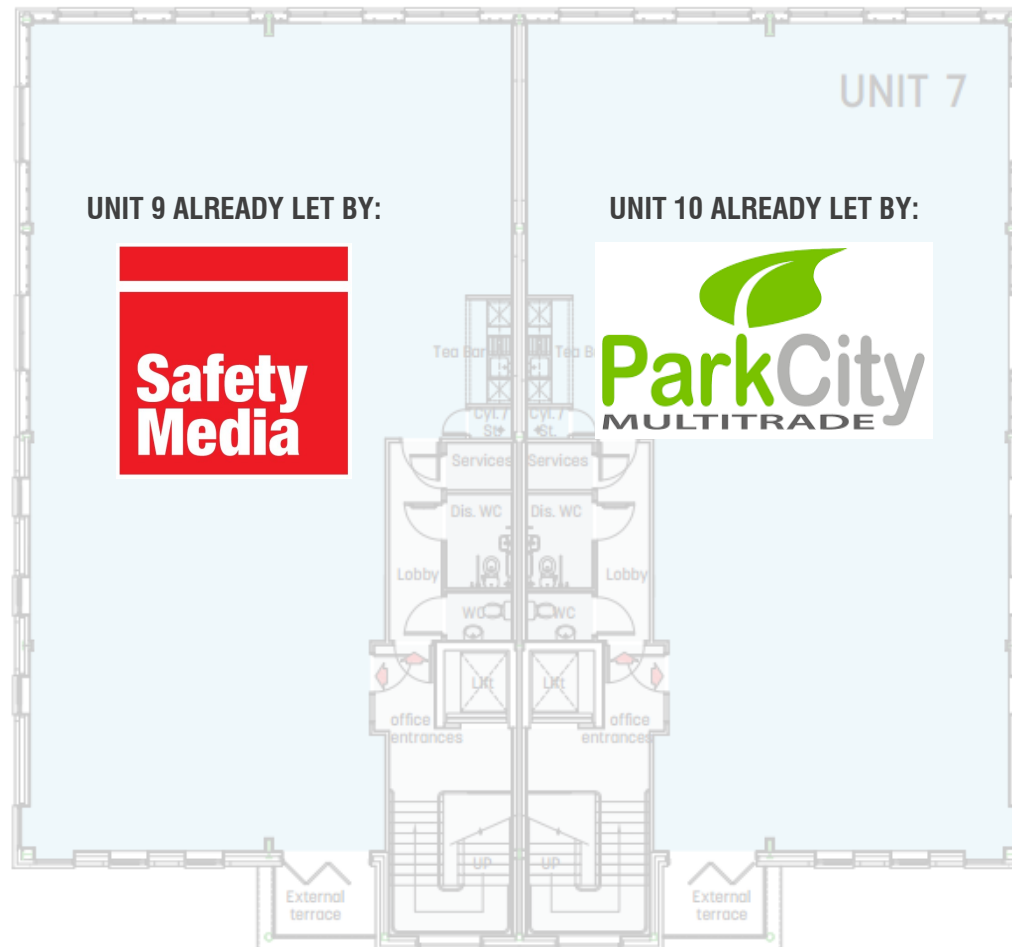
### UNIT 10 GROUND FLOOR





## FLOOR PLANS

### UNIT 10 FIRST FLOOR



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## GALLERY



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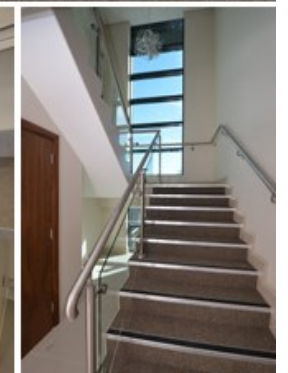


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## GALLERY



## FURTHER INFORMATION

### TERMS

Each property is available To Let on the basis of Full Repairing and Insuring leases to include regular rent reviews.

### UTILITIES

The tenant will be responsible for the payment of all utilities.

### HIGH SPEED BROADBAND

High speed broadband is available.

### ESTATE CHARGE

An estate charge to cover the cost of landscaping, estates lighting, gritting and other services will be required for the estate will be levied. This is estimated at £2,000 per annum (no VAT).

### BUSINESS RATES

The tenant will be responsible for the payment of business rates—the agent can provide a guide.

### PLANS/ PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars are to be used as an example only.

### LEGAL COSTS

Each party is to bear their own legal costs.

### VAT

VAT will be charged on all outgoings.

### VIEWING

Arrangements to view to be made via sole letting agents, B A Commercial.

#### Fraser Crewe

Tel.: 01244 351212

[fraser.crewe@bacommercial.com](mailto:fraser.crewe@bacommercial.com)

#### Gareth Williams

Tel.: 01745 330077

[gareth.williams@bacommercial.com](mailto:gareth.williams@bacommercial.com)

#### Howard Cole

Tel.: 01745 330077

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



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property.

#### 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.