

**Suite 3, Block 5,
CARLTON COURT
ST ASAPH
LL17 0JG**



OFFICES TO LET ALL INCLUSIVE RENTS



Location

The office is located on St Asaph Business Park in an excellent location close to the A55. Carlton Court is a development of 3 buildings with ample car parking provision. The location can be more readily identified from the attached plan.

Description

The office suite is located on the first floor and provides open plan accommodation, fitted out to an excellent specification with shared WC facilities and a shared lift.

Accommodation

The office has the following approximate areas:

Suite 3	132.01 sqm	1,421 sqft
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Assessments

Verbal enquiries of the Local Authority indicate the office has a rateable value of £8,700

EPC

An EPC has been commissioned and is available on request.

Rent

£18,500 pa (Including rent, service charge and utilities but excluding rates)

Tenure

The office is available on a new full repairing and insuring lease for a term of years to be agreed, subject to upward only rent reviews.

Money Laundering Regulations

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser 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.

Legal Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

VAT

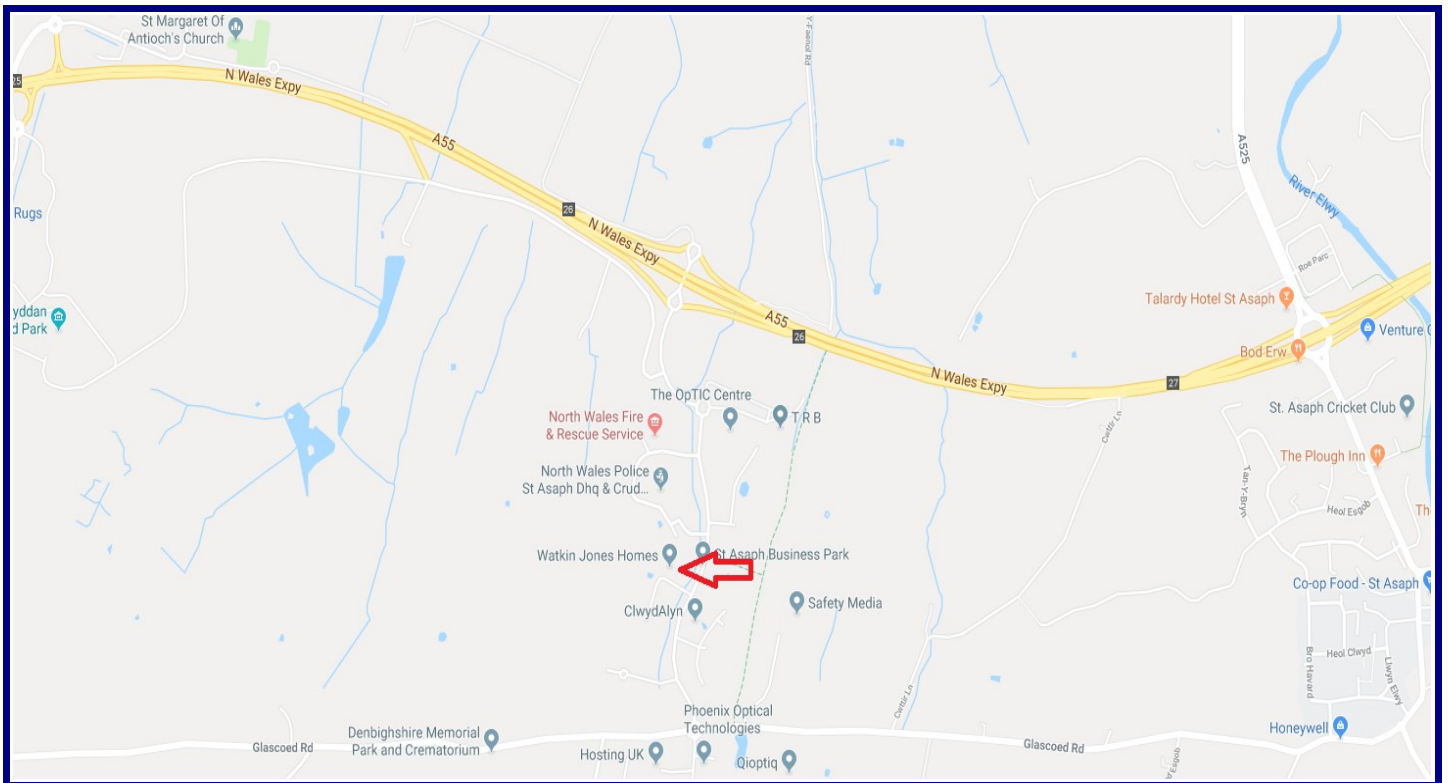
Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

Photographs and Plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

SUBJECT TO CONTRACT

DTFW 22/05/19



Viewing

Strictly by appointment through the agents, Wild Commercial Property

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