



**CAPITAL**  **COURT**

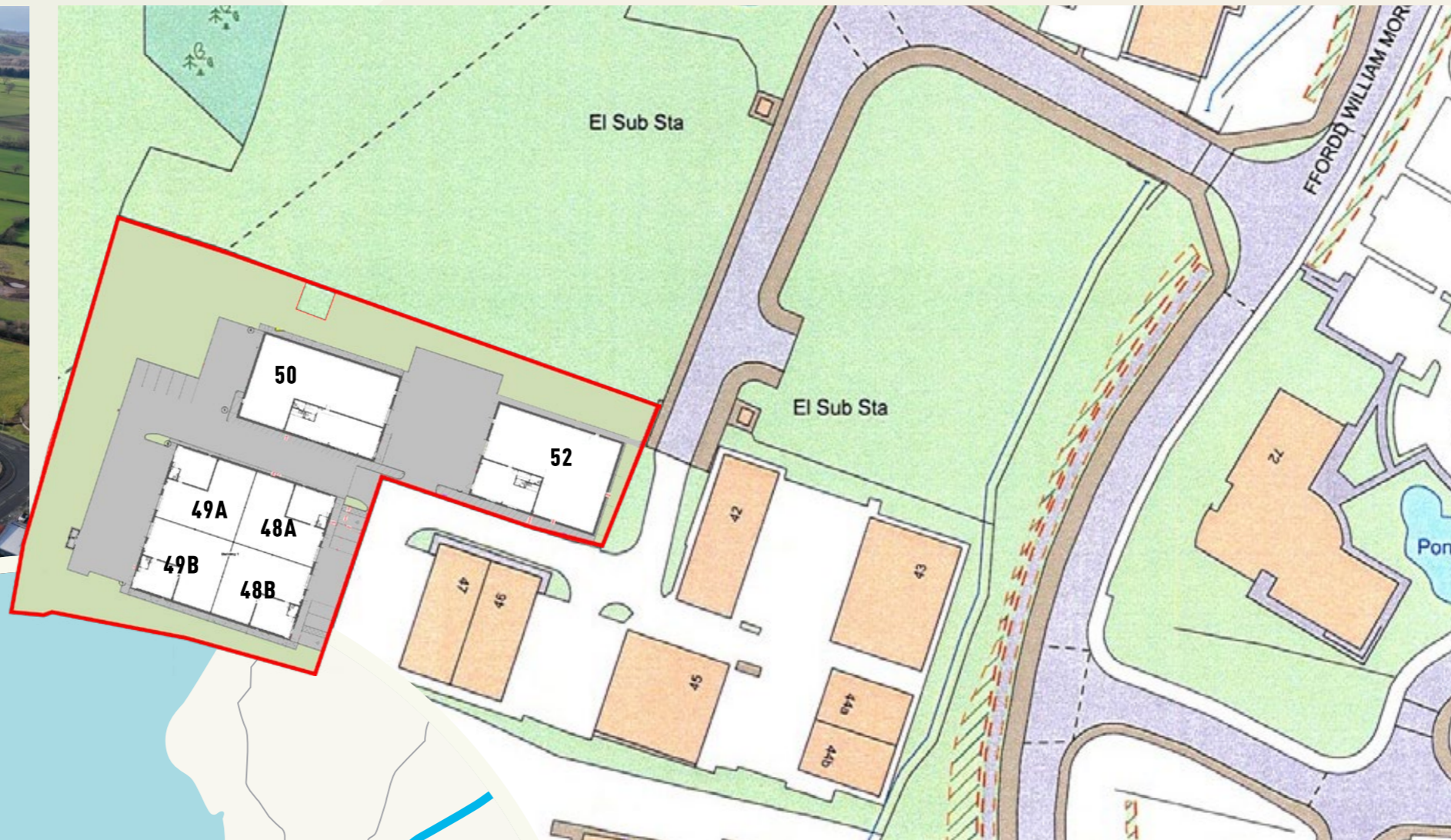
**ST ASAPH BUSINESS PARK, ST ASAPH, DENBIGHSHIRE, LL17 0JG**

**TO LET NEW INDUSTRIAL / BUSINESS UNITS**  
**2,410 TO 4,826 SQ FT (223 TO 447.30 SQ M)**

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# CAPITAL COURT



HOME

LOCATION

DESCRIPTION

AERIAL

ACCOMMODATION

FURTHER INFO

## LOCATION

St Asaph Business Park is situated in a central location and widely regarded as the premier business park in North Wales.

The park is home to a number of major occupiers including the Welsh Assembly Government, TRB, North Wales Police, RNLI, Conwy & Denbighshire NHS Trust.

The park is well served by road communications and has the benefit of direct access to Junction 26 of the A55 Expressway (Euro Route 22).

The A55 provides a link to Wrexham, Chester and national motorway network (M56 & M53) to the east and direct access to the port of Holyhead in the west and ferry services to the Republic of Ireland.



## DESCRIPTION

Capital Court comprises a total of 16 high specification, hybrid units. Blocks 48 to 52 are new build modern premises completed January 2021 and ready for occupation. They are suitable for adapting to offices, laboratory and hi-tech industrial space..

The units benefit from B1 planning consent.

- 3 phase electricity
- On-site parking
- Energy efficient design
- Electrical wall heaters
- Vehicle loading doors & pedestrian entrances
- Flexible accommodation layouts
- Fully insulated composite panels
- LED lighting
- BT Fibre ready



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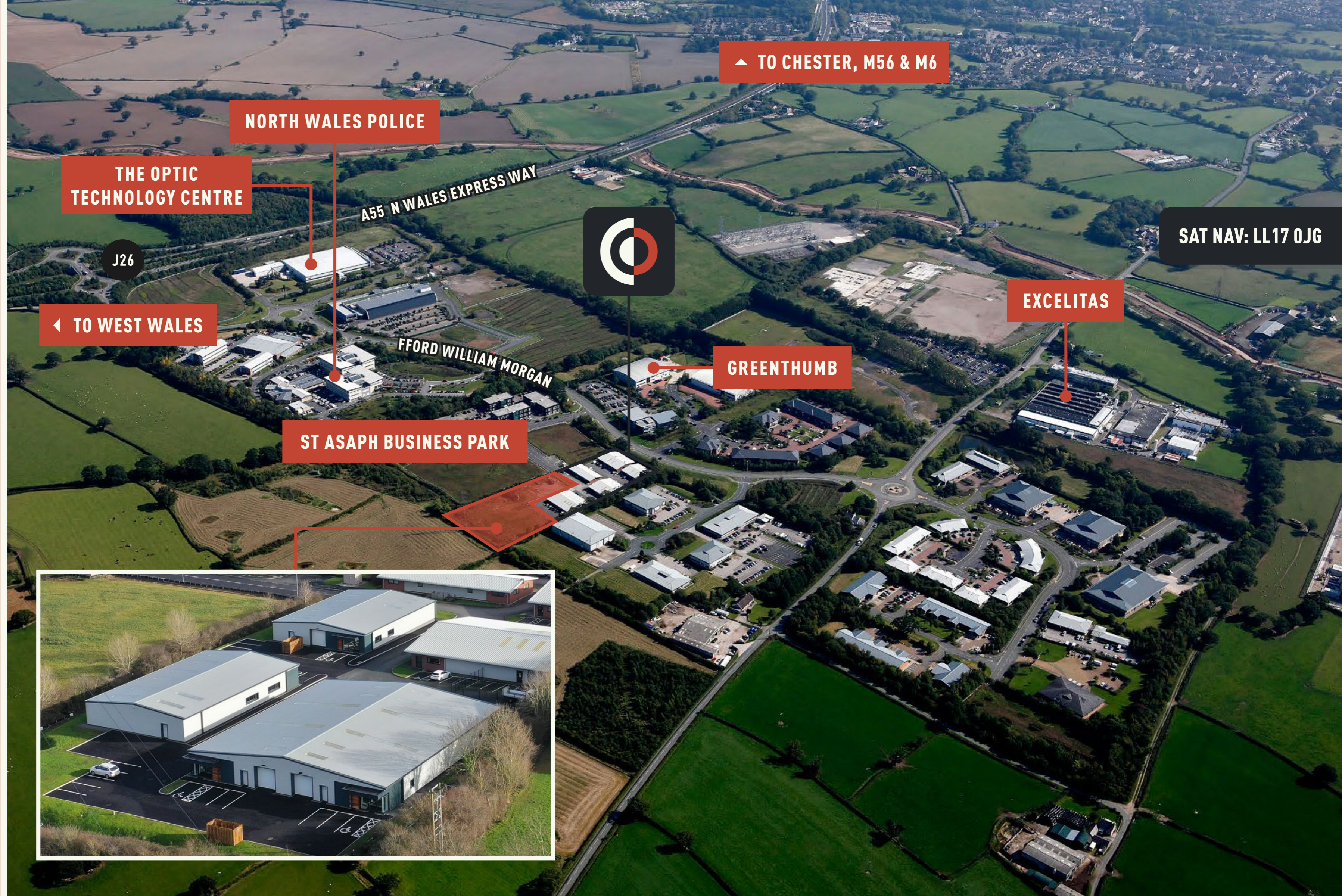
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> FULL SITE PLAN

UNIT 48 / 49

UNIT 50

UNIT 52

**ACCOMMODATION  
SCHEDULE (GIA)**

**2,410 - 4,826  
SQ FT**

- HOME
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- FURTHER INFO

Unit	Office		Unit		Total	
	Sq M	Sq Ft	Sq Ft	Sq M	Sq Ft	Sq M
<b>Unit 48A</b>	581	54.00	1,829	169.90	2,410	223.90
<b>Unit 48B</b>	581	54.00	1,831	170.06	2,412	224.06
<b>Unit 49A</b>	581	54.00	1,830	170.04	2,412	224.04
<b>Unit 49B</b>	581	54.01	1,832	170.19	2,413	224.20
<b>Unit 50</b>	1,295	120.32	3,569	331.53	4,864	451.85
<b>Unit 52</b>	984	91.38	3,842	356.93	4,826	448.31

**All units have an EPC rating of B**



FULL SITE PLAN

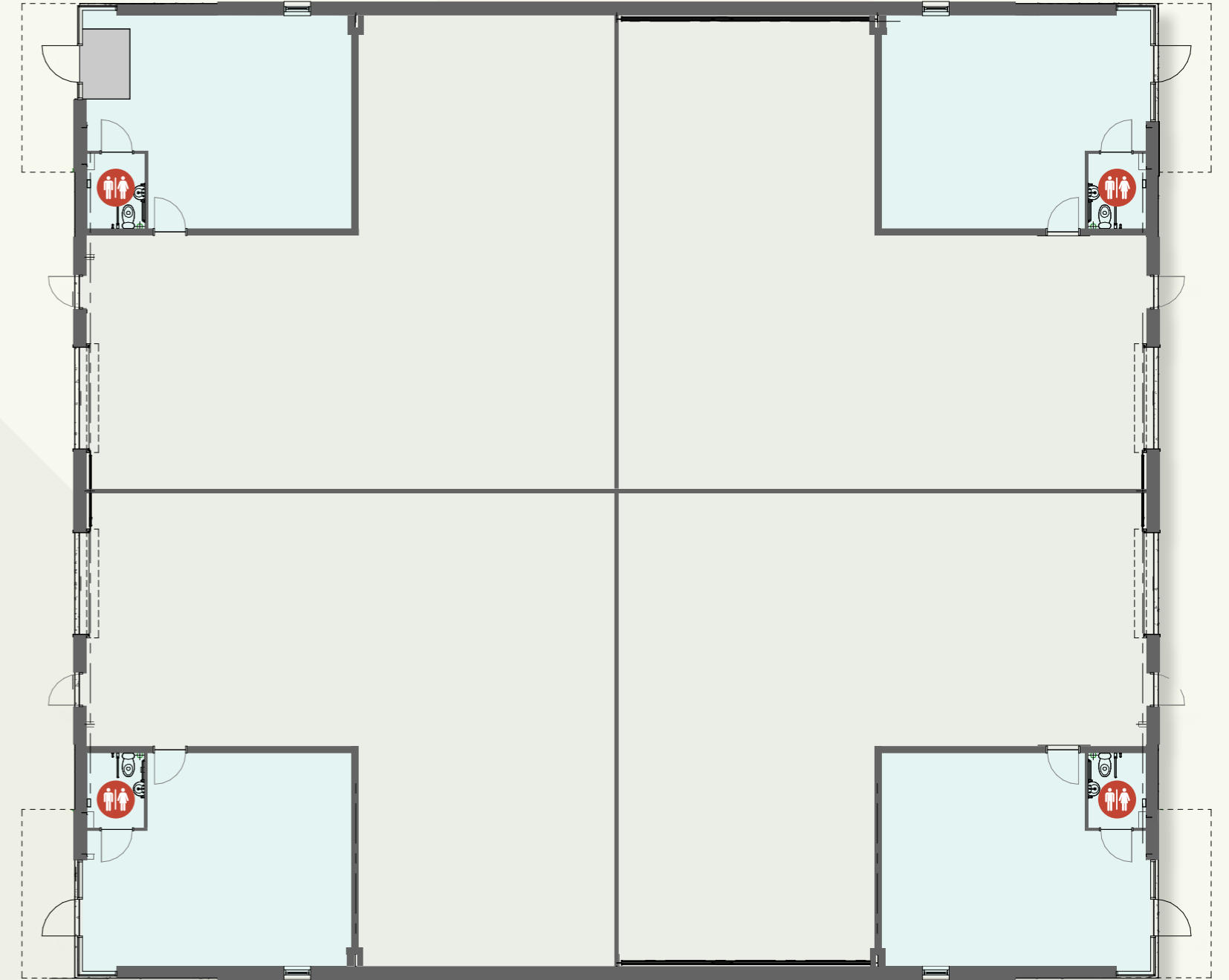
> **UNIT 48 / 49**

UNIT 50

UNIT 52

**ACCOMMODATION  
SCHEDULE (GIA)**

**2,410 - 4,826  
SQ FT**



	Sq M	Sq Ft
<b>Unit 48A</b>	223.90	2,410
<b>Unit 48B</b>	224.06	2,412
<b>Unit 49A</b>	224.04	2,412
<b>Unit 49B</b>	224.20	2,413

HOME

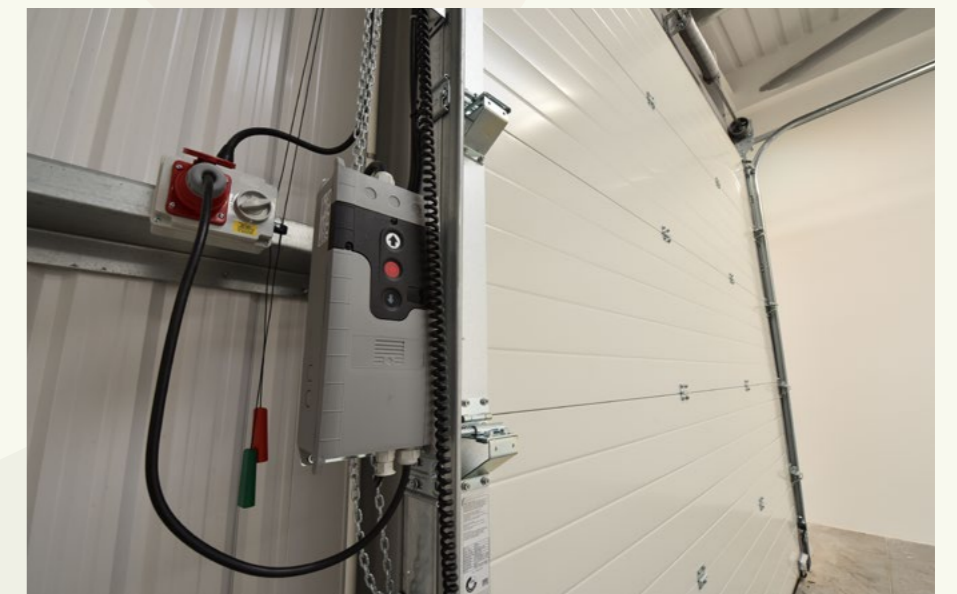
LOCATION

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**ACCOMMODATION**

FURTHER INFO



FULL SITE PLAN

UNIT 48 / 49

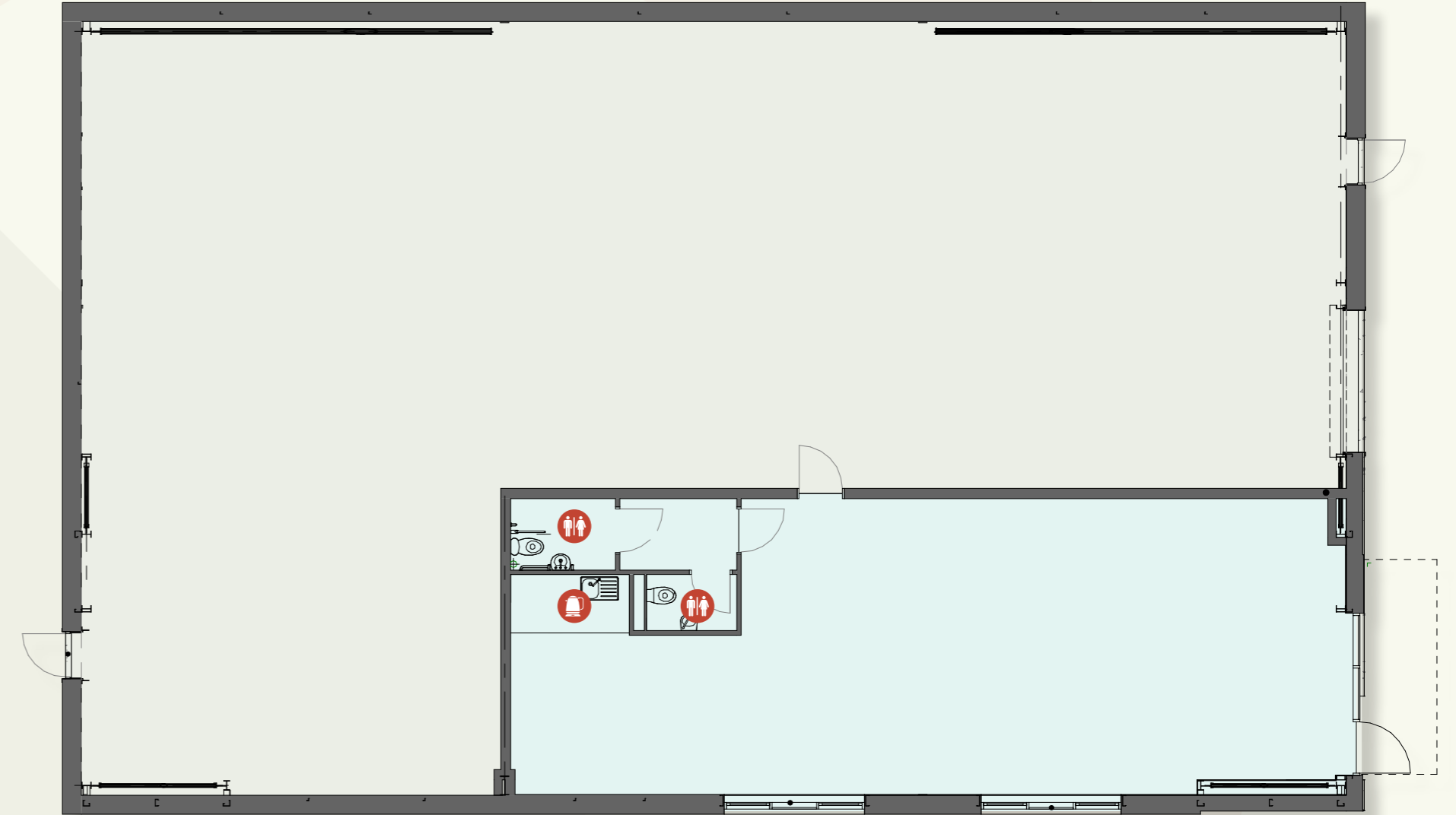
> **UNIT 50**

UNIT 52

**ACCOMMODATION  
SCHEDULE (GIA)**

**2,410 - 4,826  
SQ FT**

	Sq M	Sq Ft
<b>Unit 50</b>	451.85	4,864



HOME

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**ACCOMMODATION**

FURTHER INFO



FULL SITE PLAN

UNIT 48 / 49

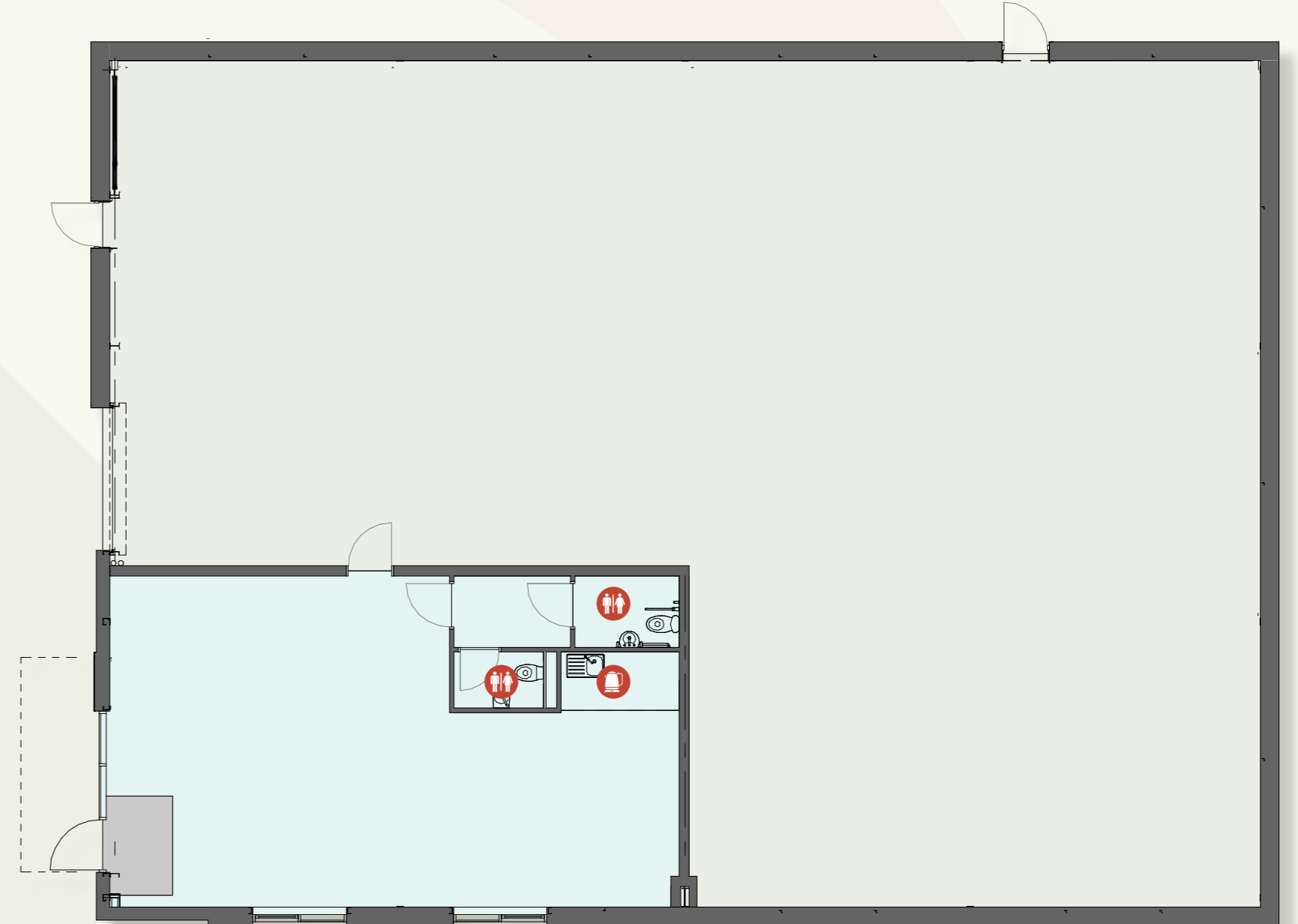
UNIT 50

> **UNIT 52**

**ACCOMMODATION  
SCHEDULE (GIA)**

**2,410 - 4,826  
SQ FT**

	Sq M	Sq Ft
<b>Unit 52</b>	448.31	4,826



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### CODE FOR LEASE BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

### TERMS

Available To Let on new full repairing and insuring leases for a term to be agreed.

### SERVICE CHARGE

A service charge will be applicable for the maintenance of the common areas.

### VAT

All terms subject to VAT at the prevailing rate.

### FURTHER INFORMATION

Strictly by prior appointment with the joint letting agents **Legat Owen & B8RE**.



**MARK DIAPER**  
**MARKDIAPER@LEGATOWEN.CO.UK**  
**07734 711 409**

**RUPERT CHADWICK-DUNBAR**  
**RUPERTCHADWICKDUNBAR@LEGATOWEN.CO.UK**  
**07919 968 086**



**JON THORNE**  
**JON@B8RE.COM**  
**07738 735 632**