



- FLEXIBLE HIGH QUALITY SPACE TO BREEAM EXCELLENT STANDARD •
- EASY ACCESS TO A55, CHESTER, MANCHESTER AND LIVERPOOL •

## DESCRIPTION

The ground floor office of unit 5410 comprises 1150 sq ft (106.8 sq m) of lettable space. The office contains a large meeting room, open plan office area and kitchen.

## PLANNING/USE

The building has consent for B1 (a) offices and B1 (b) (R and D facilities) use categories and has been designed to appeal to SME's. Alternative uses for health and medical related activities will also be permitted.

## TERMS

The office is available to let on a new lease to be negotiated.

## HIGH SPEED FIBRE OPTIC BROADBAND

The office can be connected to the Welsh Government Fibrespeed network.

## VAT

The buildings will be subject to VAT.



## THE SPECIFICATION INCLUDES:

- Constructed to BREEAM Excellent Standard
- Split heating and comfort cooling system via ceiling mounted cassette units
- Suspended ceiling and recessed lighting
- Ducted for Fibrespeed services
- Perimeter trunking for power and data
- Lift
- Disabled toilets and shower
- Painted plaster walls
- Carpets
- Car parking

## FURTHER INFORMATION PLEASE CONTACT



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## LOCATION

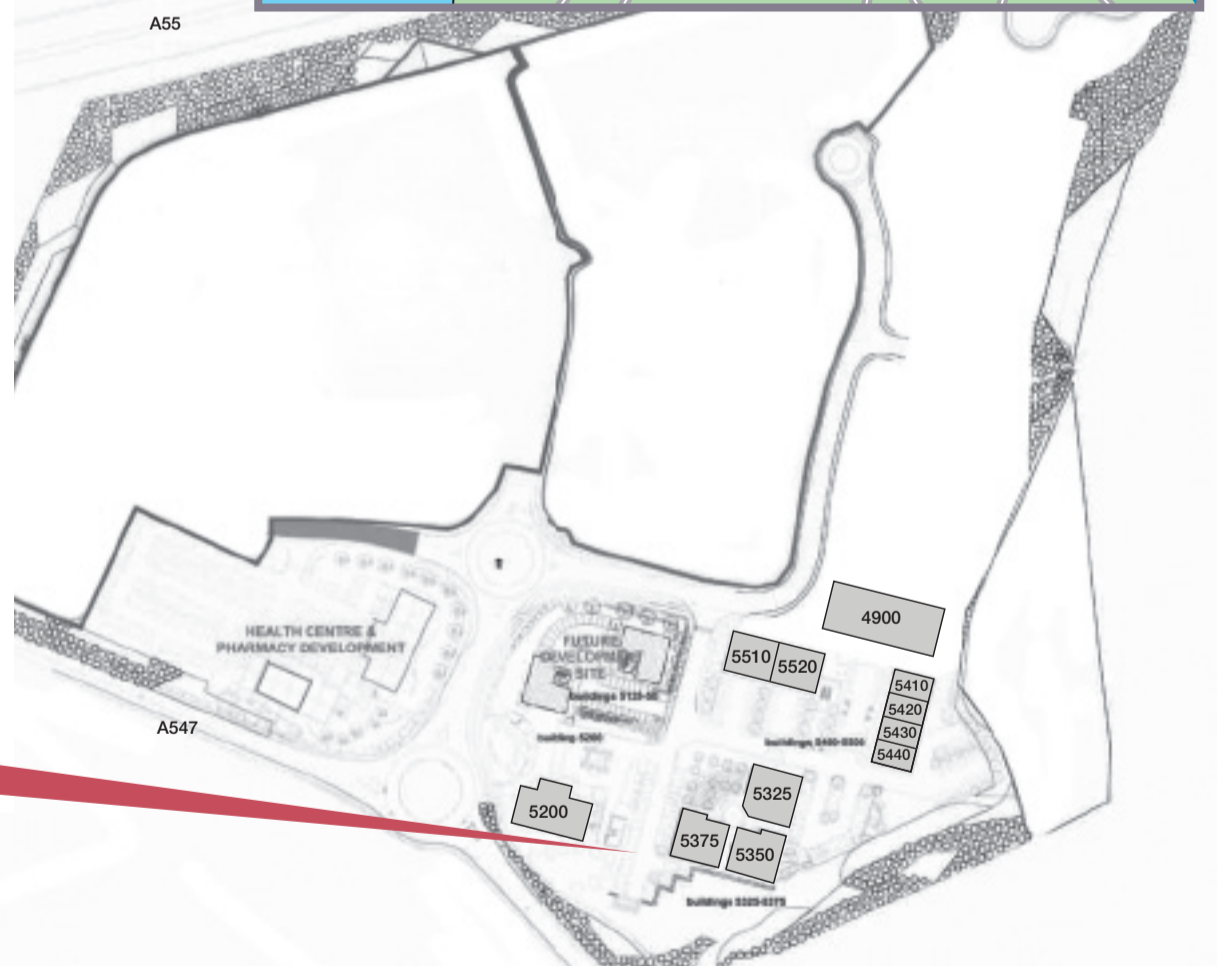
The building is located on the North Wales Business Park, immediately to the west of Abergele on the A547, accessible from junctions 23 and 24 off the A55. The A55 is the main dual carriageway link between North Wales and the national motorway network, running from Holyhead on Anglesey in the west to Chester in the east.

### Approximate travel times from Abergele are as follows:

- Chester – 35 minutes
- Manchester airport – 75 minutes
- Liverpool airport – 60 minutes
- London (by train) – 180 minutes



## LAND USE PLAN



## RECENT PHOTOGRAPHS



## NORTH WALES BUSINESS PARK, ABERGELE, LL22 8LJ

### Availability Schedule

Building	Size (sq ft)	Car Parking	Rent (Per Annum)	2017 Rateable Value & Rates Payable	Budget Service Charge (Per annum)
5410 Ground Floor	1,150	5	£12,000	£11,000 £5,400	£200
5410 First Floor	1,159	5	£12,000	£11,750 £5,500	£200
5420 Ground Floor	1,130	5	£12,000	£11,000 £5,225	£200
5510 Part First Floor	1,000	5	£10,000	£11,750 £5,600	£200
Total	4,439	20	£46,000	£44,750 £21,600	£800

The service charge covers landscape maintenance and street lighting costs

**For further information, please contact:**

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