

14 LLYS CASTAN (CHESTNUT COURT) PARC MENAI, BANGOR, LL57 4FH



TO LET

- Refurbished office suite
- Popular business location
- Extending to 277.5 sq m (2,986 sq ft)
- Air conditioned open plan format
- Rental - £31,500 pax
- Incentives available

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

E enquiries@bacommercial.com

W www.bacommercial.com

BA Commercial
Chartered Surveyors

14 LLYS CASTAN (CHESTNUT COURT)

PARC MENAI, BANGOR, LL57 4FH

LOCATION

Parc Menai is one of the region's premier office parks, superbly located alongside Junction 9 of the A55 just two miles from the centre of the University City of Bangor, itself on the London-Holyhead main railway line and thus also providing excellent rail connections to Liverpool, Manchester (and airport) and Port of Holyhead.

Llys Castan (Chestnut Court) is a modern low density development of attractive office buildings with occupiers including:

- RSPB
- NSH Public Health Wales
- Anchor Computer Systems
- Community Health Council
- Gamlins Solicitors
- Bennet Smith Solicitors

DESCRIPTION

the property comprises a fully self-contained first floor office suite forming part of this attractive detached building and offered in open plan format to a high specification including:

- Suspended ceilings with recessed lighting
- Air conditioning
- Carpeted
- Raised floors
- Two person lift
- UPVC double glazing
- 13 parking spaces are allocated to the suite.

ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code Of Measuring Practice on a net internal basis:

Sq M	Sq Ft
277.5	2,986

RENTAL

A rental of £31,500 to be paid quarterly in advance via standing order.

LEASE

The property is available on a new Full Repairing and Insuring lease for a term to be agreed.

RATES

The VOA website confirms the property has a Rateable Value of £21,750

Interested parties are advised to contact the Local Rating Authority, Gwynedd County Council - 01286 771000.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

An Energy Performance Certificate is in the course of preparation and will be available to interested parties on request.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

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.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents BA Commercial North Wales. 01745 330077. Ref:HCMar20
Howard Cole- howard.cole@bacommercial.com
Fraser Crewe- fraser.crewe@bacommercial.com

SUBJECT TO CONTRACT

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

North Wales

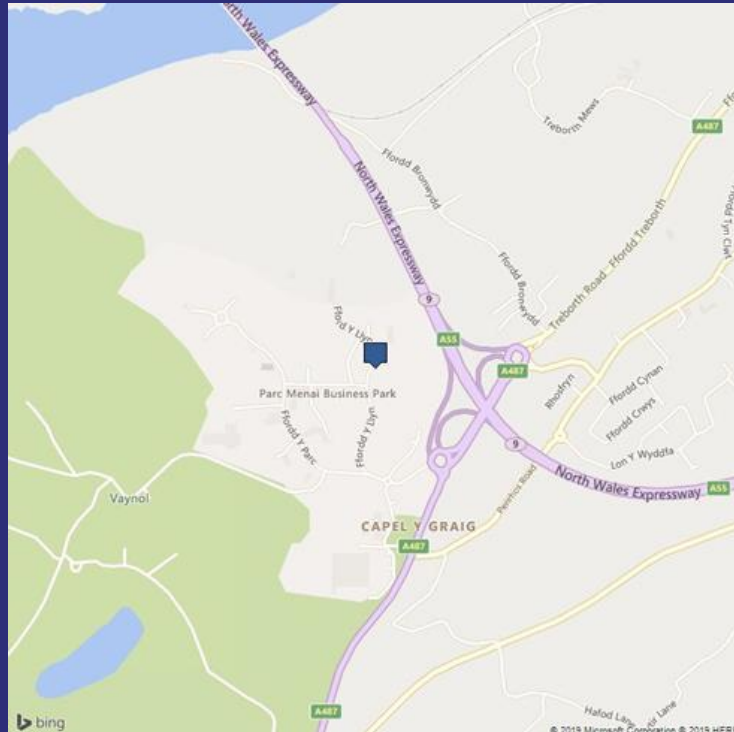
BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com



14 LLYS CASTAN (CHESTNUT COURT) PARC MENAI, BANGOR, LL57 4FH



IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

