

williams lettings



Office 2 2 Girls Trading Estates Coast Road, Mostyn, Mostyn, Flintshire, CH8

£600 PCM



EPC - null Council Tax Band - Deposit - £600 PCM

Coast Road, Mostyn

0 Bedrooms - Office

A Prime office suite in a great location within easy access of the A55 expressway and local towns and villages. The suite comprises of a spacious reception area, ladies and gentleman W.C's, good sized office, kitchen and storage area. Having partial double glazing, CCTV, wall mounted green electric heaters and ample parking to the front. Business rates, water rates and building insurance are included in the rent. Internal viewing is highly recommended.

Accommodation

via a timber framed door, leading into the;

Reception Area

17'2" x 6'3"

An inviting and spacious reception, having ladies and gentleman's toilets off, wall mounted green electric heater and a door off into the Main Office.

Main Office

19'6" x 13'6"

Having lighting, ample power points, telephone sockets, wall mounted green electric heaters and windows to the front and rear.

Storage Area

9'8" x 5'10"

Having lighting, power point, glazed window onto the rear and a door off into the;

Kitchen

13'7" x 5'9"

Fitted with base units and worktops over, breakfast bar, wall mounted green electric heater, stainless steel sink and drainer with stainless steel taps over, lighting, power points and a window to the front.

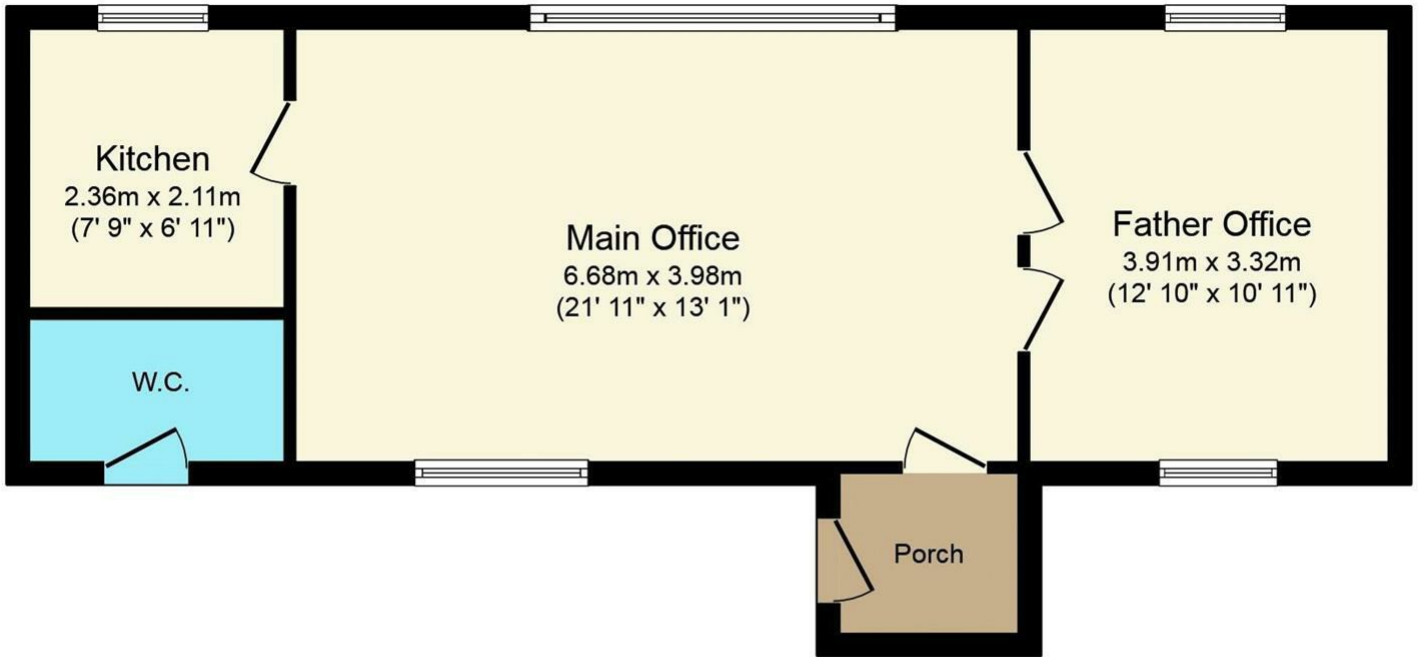
Parking

Having ample staff and customer parking facilities to the front

Directions

proceed from Prestatyn office right onto Gronant Road and continue along to the T junction. Turn right onto the A548 and continue through Lower Gronant,, passing Lobitos Garage and continue along the expressway. At the traffic lights continue along passing the Clock Tower on the right. Turn next right onto the Commercial Development.





Floor Plan

Floor area 52.9 sq.m. (569 sq.ft.) approx

Total floor area 52.9 sq.m. (569 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Call us on
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.