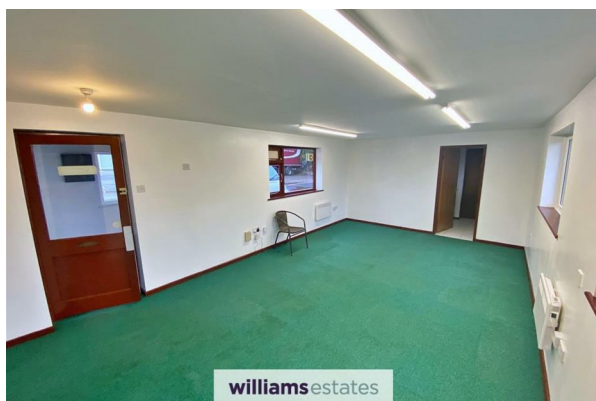


# williams lettings



**Office 1 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 reception porch, good sized office, further office space and kitchen. Having partial double glazing, wall mounted green electric heaters, CCTV and ample parking to the front. Internal viewing is highly recommended.

### Accommodation

via a timber door, leading into the;

### Reception Porch

7'1" x 5'9"

Having window to the front, lighting and a timber door off into the;

### Main Office

21'11" x 13'1"

Having lighting, power points, wall mounted green electric heaters, telephone points, glazed windows to the front and rear and doors off.

### Further Office

12'10" x 10'11"

Having lighting, power points, electric heater and windows to the front and rear.

### Kitchen

7'9" x 6'11"

Having a sink and drainer with taps over, space for under the counter appliances with worktop over, lighting, power point and a window onto the rear elevation.

### W.C.

To the front and on approach to the office, a separate door can be found providing access to the W.C. facility.

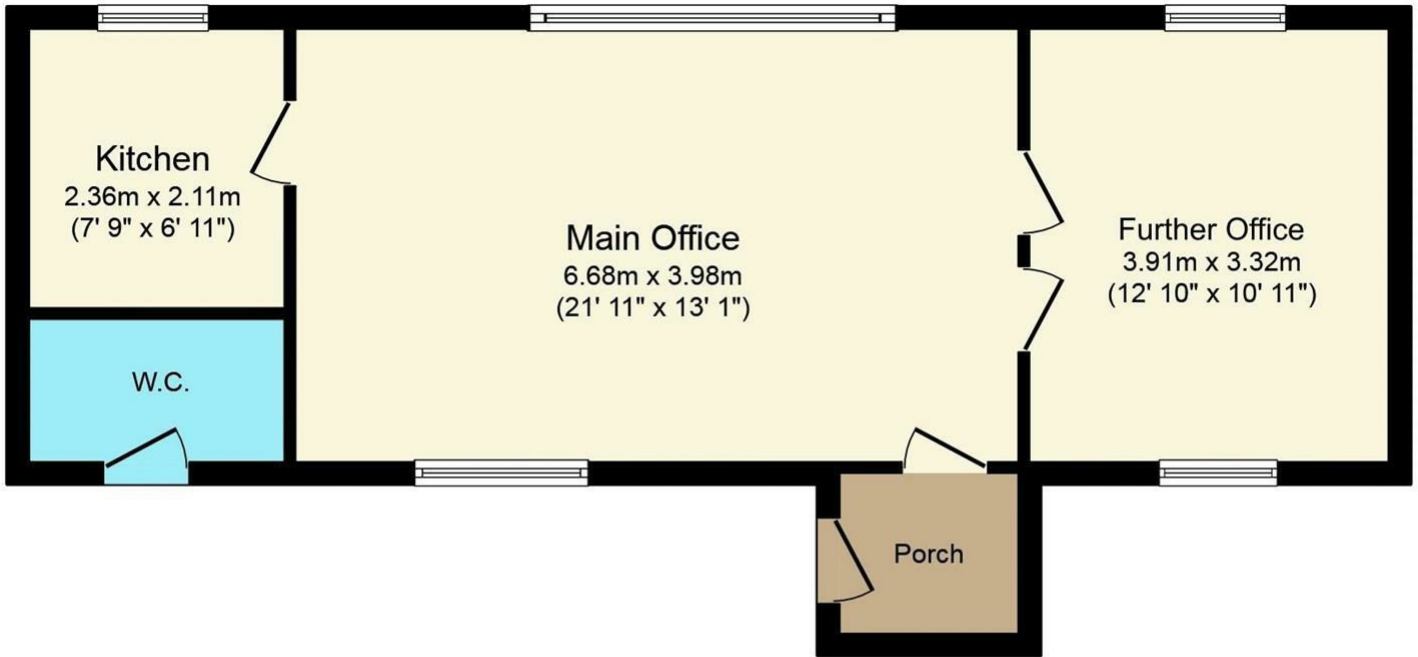
### Parking

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01745 299399

[Lettings@williamsestates.com](mailto:Lettings@williamsestates.com)

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.