

Industrial / Trade Counter Premises

TO LET (MAY SELL)



19,567 sq ft (1,817.83 sq m)

Unit 1, Tre Morfa Business Park, Parc Caer Seion,
Conwy LL32 8HF



LOCATION

The property is located at Tre Morfa Industrial Estate of Parc Caer Seion which contains a range of industrial and commercial occupiers and is within five minutes driving distance of the A55 Expressway

DESCRIPTION

The property comprises a single span steel portal frame two storey unit with excellent natural light, insulated panelled walls and matching insulated roof and staff facilities.

The accommodation is currently a trade counter with warehouse to the ground floor and well-appointed offices and storage space to the upper floor.

The building has air conditioning and the benefit of three-phase electricity supply.

ACCOMMODATION

	Sq ft	Sq m
Ground floor:		
Reception Unisex WC/wet room Trade counter /warehouse	9,777	908.31
First floor office and store	9,790	909.52
Total	19,567	1,817.83

TERMS

Lease for a minimum term of five years on FRI terms at a commencing rent of £110,000 per annum exclusive of uniform business rates and VAT.

Consideration may be given to the sale of the Long Leasehold interest. The property is held under a 125 year lease from 2021.

RATEABLE VALUE

£115,250 – subject to review.

EPC

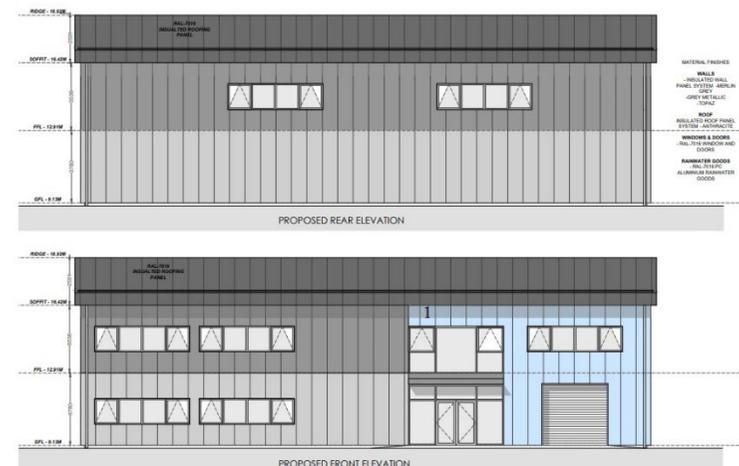
The Energy Performance Certificate is available on request.

VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal fees incurred in the transaction.



Contact



For further information, or to arrange a viewing, please contact the Knight Frank Industrial Agency Team:

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Anti-Money Laundering

A successful bidder will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

Date of Details: 22 March 2023

Date of Photographs: March 2023

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