

# MOCHDRE COMMERCE PARK

## PARC MASNACH, COLWYN BAY LL28 5HX

SUPERB BUSINESS UNITS TO LET  
19,896 SQ FT (1,848 SQ M) TO 59,607 SQ FT (5,544 SQ M)

ENTER





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## AERIAL

MOCHDRE COMMERCE PARK

LOCATION

SPECIFICATION

ACCOMMODATION

GALLERY

FURTHER INFORMATION



## LYING BETWEEN THE A547 CONWAY ROAD AND THE A55





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## MOCHDRE COMMERCE PARK

Lying between the A547 Conway Road and the A55, Mochdre Commerce Park sets a benchmark for quality and accessibility in North Wales. It provides high specification B1, B2 and B8 units designed to meet the rigorous specifications demanded by occupiers in today's market place. Good site access, ample car parking for staff and visitors and a secure landscaped environment complete the package. A number of high quality units are available from from 19,896 sq ft (1,848sq m) to 59,607 sq ft (5,544 sq m).



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# HIGH SPECIFICATION B1, B2 AND B8 UNITS



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## LOCATION

Mochdre is situated midway between Chester and Holyhead, about one mile to the west of Colwyn Bay. Ease of access to the A55 at Junctions 19 and 20 makes this an ideal location for regional and national businesses looking for new space in North Wales. Direct mainline rail links from Colwyn Bay provide regular trains throughout the region and to London in just over 3 hours.

COLWYN BAY/RAILWAY STATION 1 MILE

LLANDUDNO JUNCTION 1.5 MILES

LLANDUDNO 5 MILES

BANGOR 21 MILES

HOLYHEAD 42 MILES

CHESTER 43 MILES

LIVERPOOL JOHN LENNON AIRPORT 63 MILES

MANCHESTER AIRPORT 67 MILES



# HIGH QUALITY AMENITIES

[CLICK FOR CLOSE AERIAL](#)



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**BAY LL28 5HX**

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## SUPERB BUSINESS UNITS TO LET

### SPECIFICATION

Every detail has been considered to ensure occupiers will have the flexibility to create the space they need. The specification includes:

- CLEAR-SPAN STEEL PORTAL FRAME CONSTRUCTION
- SECTIONAL LOADING DOORS
- BESPOKE OFFICE FIT-OUTS TO OCCUPIERS' SPECIFICATIONS
- SEALED CONCRETE FLOOR SLAB
- DOUBLE GLAZED THROUGHOUT
- ESTATE CCTV TO BE INSTALLED
- ATTRACTIVE LANDSCAPED ENVIRONMENT
- GENEROUS SERVICE YARD/PARKING PROVISION



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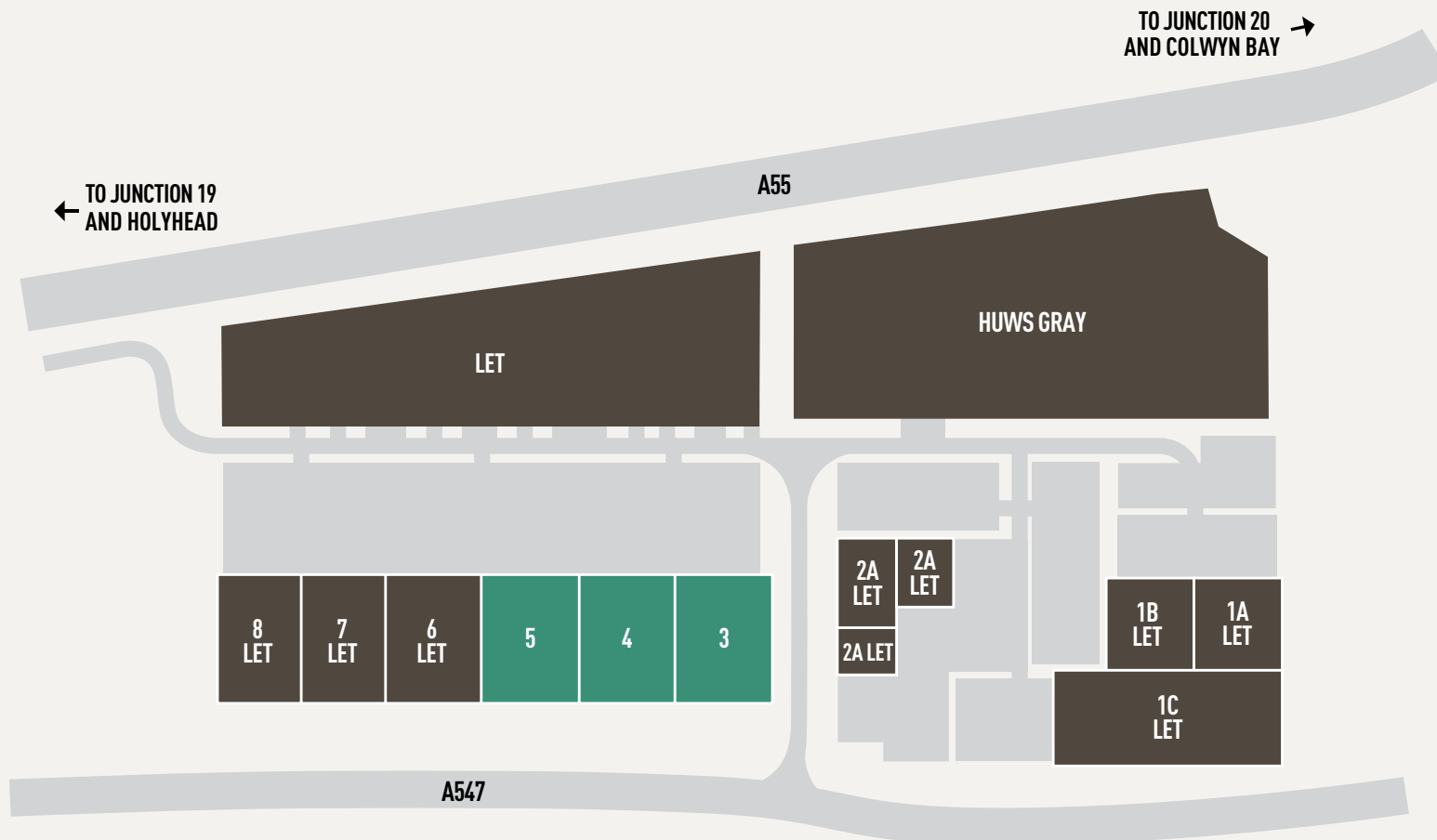
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## ACCOMMODATION

The following units are currently available to let:

UNIT 1A-C	LET	
UNIT 2A-C	LET	
UNIT 3	19,896 SQ FT	1,848 SQ M
UNIT 4	19,896 SQ FT	1,848 SQ M
UNIT 5	19,896 SQ FT	1,848 SQ M
UNIT 6	LET	
UNIT 7	LET	
UNIT 8	LET	



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## A SECURE LANDSCAPED ENVIRONMENT

### TERMS

On application to the joint agents.

### ENERGY PERFORMANCE CERTIFICATE

EPCs will be made available once occupier fit outs are undertaken.

### LEGAL FEES

Each party will be responsible for its own legal fees incurred in any transaction.

### VAT

Rents where quoted are exclusive of but may be liable to VAT at the prevailing rate.

### SERVICE CHARGE

A service charge is levied to cover the upkeep and management of common areas on a pro-rata basis. Further details on request.

### FURTHER INFORMATION

Viewings can be arranged by appointment with the joint letting agents.

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