



**FOR SALE or FOR RENT**

## **Ash Court, Parc Menai, Bangor, Gwynedd, LL57 4DF**

**£ On Application**

**309 - 2,176 Sq Ft (28.71 - 202.15 Sq M)**

- ✓ Located on the Prestigious Parc Menai
- ✓ Set in 75 Acres of Mature Parkland
- ✓ Finished to a High Specification
- ✓ Fire and Burglar Alarms Fitted

## Location

Ash Court is located on the prestigious Parc Menai Business Park set in 75 acres of mature parkland and is strategically located adjacent to the junction of the A487 (T) with junction 9 of the A55.

Parc Menai has a crèche and the Parc Britannia hotel and restaurant onsite.

Further information can be found on [www.parcmenai.com](http://www.parcmenai.com).

## Situation

The Self-contained estate forms part of the Parc Menai Business Park and provides high quality office accommodation in self-contained units of 1,980 sqft to 4,000 sqft units (184 sqm to 372 sqm), or split units of 330sqft to 920 sqft (31 sqm to 85sqm).

## EPC

Available on request.

## VAT

We understand the property has been elected for VAT and VAT will be payable.

## Legal Costs

Each party is to be responsible for payment of their own legal costs incurred.

## Accommodation

Area	Sq M	Sq Ft
TOTAL	202.15	2,176

Each office is finished to a high specification including:

Suspended ceilings

Recessed Category II Lighting

Perimeter Trunking

Double Glazing

Carpeted throughout

Fitted Kitchen (shared in split units)

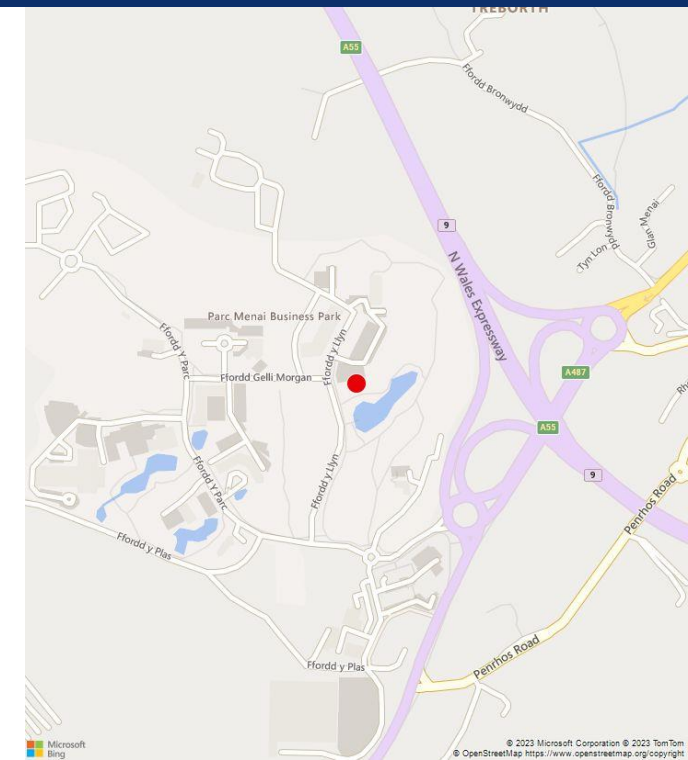
Fire and Burglar alarms to each building

Generous dedicated parking

Potential for high speed fibre optic connections

## Terms

The units are let on internal repairing and insuring leases. The Landlord levies a service charge to cover the cost of the external repairs and maintenance.



## Contact Details

Faye Pattenden  
 Agency@fifieldglyn.com  
 01606 351351

## Surveyor

Richard Smith  
 0161 249 8867  
 Richard.smith@fifieldglyn.com



# Fifield Glyn

We're here to help, please contact us via the details below



## London

0207 629 6457

11 St George Street  
Mayfair  
London  
W1S 2FD



## Manchester

0161 839 2444

7/9 Oxford Court  
Bishopsgate  
Manchester  
M2 3WQ



## Cheshire

01606 351 351

No. 1 Royal Mews  
Gadbrook Park  
Cheshire  
CW9 7UD

