



**FOR RENT**

## St. Asaph Business Park, St. Asaph, Denbighshire, LL17 0LJ

£ **£13,000 Per Annum**

**1,041 Sq Ft (96.71 Sq M)**

- ✓ Vacant Unit
- ✓ 5 Car Parking Spaces
- ✓ Self-contained office.
- ✓ Just off A55 Expressway



## Location

Set in Denbighshire at the heart of North Wales and located off the A55 Expressway at junction 26, this Business Park offers quality mixed-use accommodation in 90 acres of beautifully landscaped land with generous parking. The park is home to more than 70 companies and organisations taking advantage of an excellent working environment supported by a regional population of 800,000 and a host of education and training centres.

## Situation

The property is strategically located within St Asaph, the foremost business park in North Wales. St Asaph Business Park stands as a contemporary and regionally influential site, hosting leading-edge enterprises in science, engineering, energy, creative industries, and services. Renowned for its world-class expertise in opto-electronics, the Business Park is distinguished by the OpTIC technology center of Wrexham Glyndwr University-a landmark hub for business, innovation, and technology.

## EPC

An EPC will be made available upon request

## VAT

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

## Description

Discover an unparalleled office environment within the St Asaph Business Park, where sophistication and functionality converge. This contemporary self-contained office space boasts meticulous attention to detail and a suite of features designed to elevate your working experience.

Suspended ceilings with integral light fittings

Perimeter trunking

Double-glazing

Carpeted throughout

Fitted kitchen

Male/Female WC facilities

On site car parking

## Accommodation

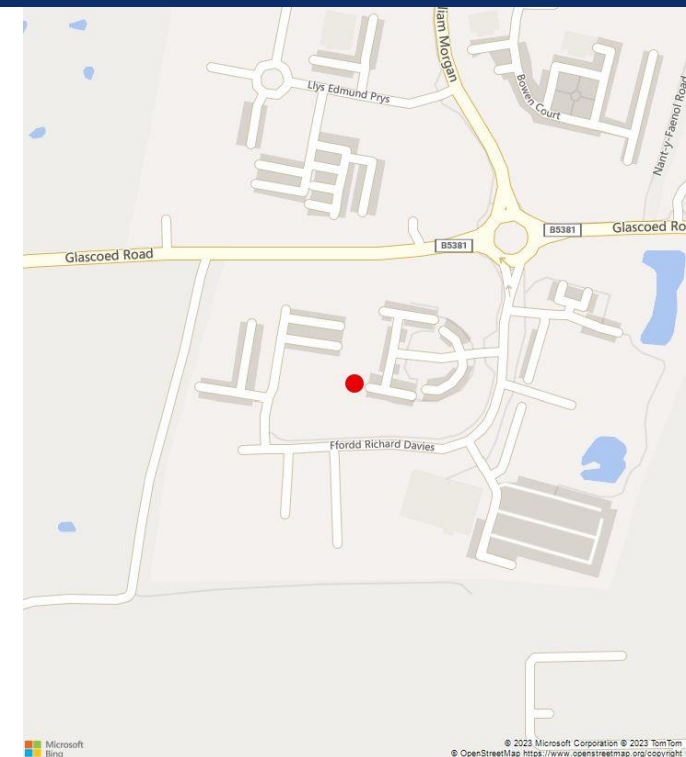
Area	Sq M	Sq Ft
TOTAL	96.71	1,041

## Terms

The property is available by way of a new equivalent full repairing and insuring lease (via a service charge) for a minimum term of 3 years.

## Legal Costs

Each party to be responsible for their own legal costs incurred in connection with the transaction.



## Inspection

Faye Pattenden  
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## Surveyor

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# Fifield Glyn

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



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