

0151 268 5280

eddisons.com

QUALITY B1 OFFICES - TO LET

Eddisons



NORTH WALES BUSINESS PARK,

ABERGELE, LL22 8LJ

**From: 500 sq ft to 2,650 sq ft
(46 sq m to 246 sq m)**

- Easy access to A55, close to Abergele Town Centre
- Built to BREEAM Excellent specification
- Connection available to Welsh Government Fibre Speed Network

LOCATION

North Wales Business Park is an established mature business park, located immediately to the west of Abergele, on the A547.

Construction of the business park commenced in 2003. Approximately 50,000sq.ft. of offices have been built in addition to a doctors surgery, Boots Pharmacy and a dementia care unit.

Significant office occupiers on site include the British Red Cross, Cartrefi Conwy and Worldspan PLC.

The business park is well located being walking distance from Abergele town centre. It is incorporated within the route for the number 12 bus which runs between Llandudno and Rhyl.

The business park provides a pleasant environment with excellent views across the Irish Sea and in addition Abergele Golf Course and Gwrych Castle.

It is accessible from Junction 23 and Junction 24 of the A55.

The A55 is the main dual carriageway linking North Wales and the national motorway network running from Holyhead to Anglesey in the west and to Chester in the east.

DESCRIPTION

The available accommodation comprises ground and/or first floor accommodation within the existing buildings on site which are built to the following specification:

- Suspended ceilings incorporating recessed lighting
- Perimeter trunking for power and data
- Disabled toilets/shower/lift
- Painted plastered walls and carpeted floors
- Car parking

ACCOMMODATION

We have measured the property according to IPMS 3 as follows:

UNIT	M ²	SQ FT
First Floor Bld 5420	105	1,135
Ground Floor Bld 5325	246.00	2,650

RATEABLE VALUE

The offices are entered in the 2023 Rating List as follows:

- First Floor Bld 5420 – RV £9,000
- Ground Floor Bld 5325 – RV £20,250

EPC

An Energy Performance Certificate has been commissioned and the offices have an EPC Rating in Band C.

TERMS

The offices are available To Let by way of new leases on terms to be agreed with a quoting rents as follows:

- First Floor Bld 5420 – £14,000 pa exc.
- Ground Floor Bld 5325 – £33,000 pa exc.

VAT

We understand that the transaction will be subject to VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs and surveyors costs incurred in the transaction.

VIEWING

Via prior arrangement with the joint agents:

Robert Diggle
Eddisons
0151 268 5280
Robert.diggle@eddisons.com

Will Sadler
Legal Owen
01244 408200
willsadler@legatowen.co.uk

April 2024
Subject to Contract

For more information, visit eddisons.com
T:0151 268 5280

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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INTERNAL



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EXTERNAL



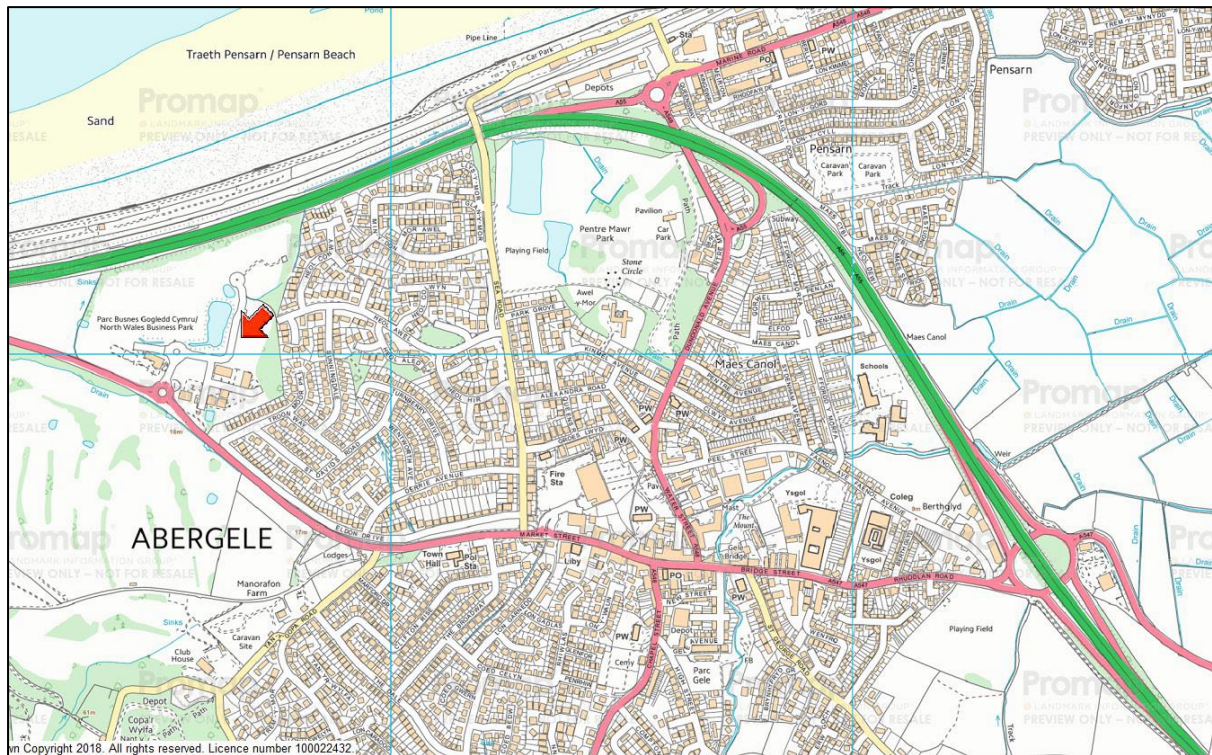
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