



## Unit 6, St Asaph Business Park

Ffordd Richard Davies, St Asaph, LL17 0LJ

### A Prominent two story self-contained Business Unit

**20,012 sq ft**  
(1,859.18 sq m)

- Prominently placed on the St Asaph Business Park
- Excellent road connections to the A55
- Generous Parking provisions and loading bays
- Air conditioning
- Available immediately

# Unit 6, St Asaph Business Park, Ffordd Richard Davies, St Asaph, LL17 0LJ

## Summary

<b>Available Size</b>	20,012 sq ft
<b>Rent</b>	Rent on application
<b>Price</b>	Price on application
<b>Rates Payable</b>	£70,620 per annum
<b>Rateable Value</b>	£132,000
<b>Service Charge</b>	An estate service charge will be applicable. Full details upon request.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D

## Description

The unit comprises a 2 storey, self-contained busy unit, set within a mature landscaped environment. Internally there is a mixture of open plan offices and meeting room with workshop space on the Ground floor. The property has a canteen, DDA compliant toilets, passenger lift and air conditioning.

The site benefits from generous parking to the front and rear of the building with a loading/unloading bay.

## Location

St. Asaph is North Wales' premier business park located in a central position on the North Wales corridor. The established Park is home to many of the region's most notable occupiers, set in a landscaped environment. St. Asaph Business Park is located at J26 of the A55 North Wales expressway.

The business park is strategically located between Deeside/Chester and the port of Holyhead on Anglesey. Merseyside and Manchester regions are all within a 90-minute drive time.

## Accommodation

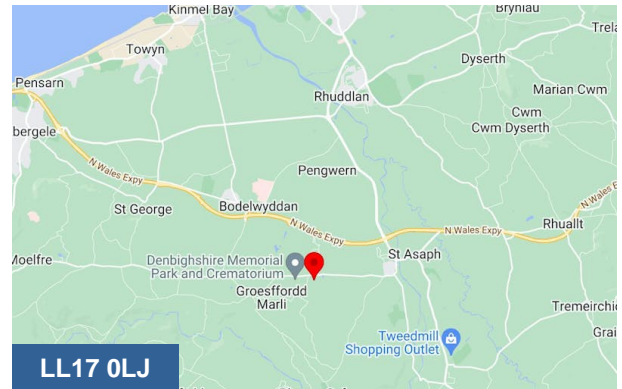
Name	sq ft	sq m	Availability
Ground	9,946	924.01	Available
1st	10,066	935.16	Available
<b>Total</b>	<b>20,012</b>	<b>1,859.17</b>	

## Viewings

Strictly by appointment with sole agents Cooke & Arkwright.

## Terms

The property is available either Leasehold or Freehold



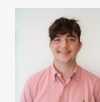
## Viewing & Further Information



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