



## Development Plots

St. Asaph Business Park, Denbighshire, LL17 0JD

### Development Plots St Asaph Business Park

**0.42 to 4.50 Acres**  
(0.17 to 1.82 Hectares)

- Located at J26 of the A55 North Wales Expressway
- Serviced Sites suitable for a range of uses subject to planning
- Landscaped business park environment
- A range of occupiers on site including the NHS, North Wales Police, Leaderoptic and Phoenix Optical

# Development Plots, St. Asaph Business Park, Denbighshire, LL17 0JD

## Summary

<b>Available Size</b>	0.42 to 4.50 Acres
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

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. The sites offer a broad range of development opportunities suitable for B1 uses including offices/call centre/research & development uses. The sites are serviced and accessed off an established road network.

Available long leasehold on new 250 year lease - The sites are available for sale subject to development agreement and confirmation of design and use in accordance with B1 use, the overall masterplan for the park.

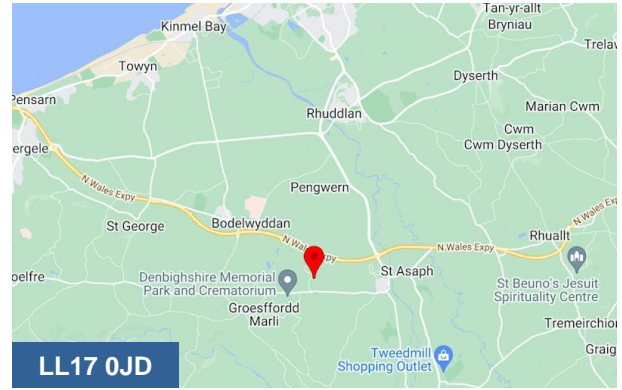
All developments to comply with Welsh Government's sustainable buildings policy.

## Location

St. Asaph Business Park is located at J26 of the A55 North Wales expressway. The business park is strategic 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	Size	sq ft	sq m	Availability
Ground - Plot C1A	2.25 Acres	98,010	9,105.43	Available
Ground - Plot C1B	2.66 Acres	115,869.60	10,764.64	Under Offer
Ground - Plot C1C	2.88 Acres	125,452.80	11,654.95	Under Offer
Ground - Plot C1D	1.09 Acres	47,480.40	4,411.07	Available
Ground - Plot C2A	2.12 Acres	92,347.20	8,579.34	Under Offer
Ground - Plot C2B	1.01 Acres	43,995.60	4,087.32	Available
Ground - Plot C4	3.57 Acres	155,509.20	14,447.28	Available
Ground - Plot C5	1.19 sq ft	1.19	0.11	Available
Ground - Plot C6	0.42 sq ft	0.42	0.04	Available
Ground - Plot C8	0.86 Acres	37,461.60	3,480.30	Available
<b>Total</b>		<b>716,128.01</b>	<b>66,530.48</b>	



## Viewing & Further Information



### Rhys Price

02920 346374

rhys.price@coark.com



### Ben Bolton

02920 346376

ben.bolton@coark.com