



Development Plots

Parc Bryn Cegin, North Wales, Bangor, LL57 4BG

**Development opportunities
from 4.7 acres upwards.**

5 to 6.80 Acres

(2.02 to 2.75 Hectares)

- Close proximity to J11 of the A55
- Development Plots Available
- Freehold
- Strategic location
- B1 /B2/B8 uses
- Serviced Development Plots

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Summary

Available Size	5 to 6.80 Acres
Business Rates	Upon Enquiry
Service Charge	The client reserves the right to include a service charge provision for the maintenance of the common parts of the business park payable to the Welsh Government or its managing agents.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

Parc Bryn Cegin is a business park opportunity for B1 Office and B2/B8 Industrial uses. The Parc has been landscaped to provide a series of plateaus accessed from a central service road, ready to satisfy development for a range of new employment uses.

Location

Located on the outskirts of Bangor, in close proximity to J11 of the A55, the Parc provides development opportunities from 0.91 hectares (2.25 acres) upwards.

The Parc's position provides a strategic location to access the whole North Wales corridor between Deeside and Chester, together with the Port of Holyhead in Anglesey. Merseyside and Manchester regions are a 90 minute drive via the A55 North Wales expressway, with freight and passenger ferry links from Holyhead within 30 minutes.

Accommodation

Name	Size	Price	Availability
Ground - Plot C7	5.73 Acres	£430,000	Under Offer
Ground - Plot C8	4.70 Acres	£352,500	Under Offer
Ground - Plot C9	6.80 Acres	£510,000	Available

Tenure

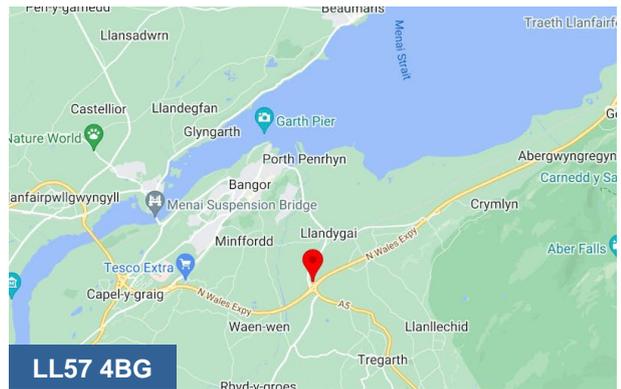
The sites are available for sale freehold subject to confirmation of design and use in accordance with the overall masterplan of Parc Bryn Cegin.

Sustainable Development Policy

The buyer is to comply with Welsh Government's Sustainability Policy for the proposed development.

Services

The plots have the ability to connect into the mains services. Full details on request.



Viewing & Further Information



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