



Llys Jones Nebo Road

Llanrwst LL26 0SD

£8,000

FOR RENT - Purpose built office suites in a convenient edge of town setting with parking facilities. £8,000 per annum.

Two self contained units available separately or as a whole.

Modern office suites located on first floor providing open plan space together with private kitchen and toilet facilities.

First floor office suites could be let as two separate units or as one large unit. Modern conveniences in prestige building with lift and car parking areas. Total internal area to include WC and kitchen areas 1050sqft.



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<https://www.iwanmwilliams.co.uk>



Location

- 1) Available as a whole or two separate units.
- 2) 1050 total sqft to include WC and kitchen facilities, first floor x 2 suites.
- 3) Car parking space
- 4) Modern units with central heating and double glazing. Open plan or suitable for sub-division
- 5) Convenient location for A470 located on the edge of the town.

Lease:

Available on 10 year lease with 5 year break clause and rent review.

Annual Rental:

£8,000 per annum.


Services Charges:

To be confirmed but total will be shared between the 4 suites.

Car Parking:

Allocated parking spaces will be available.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC 		

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these

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