

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**Serviced Offices, Boyns Information Systems Ltd. Ffordd Celyn**  
Parc Busnes Lon Parcwr, Ruthin, Denbighshire, LL15 1NJ **£350**

SERVICED OFFICE ACCOMMODATION TO LET

Forming part of this modern building owned and occupied by Boyns Information Services L.td. a successful IT company, the opportunity to rent serviced office accommodation on flexible terms, located in the heart of Lon Parcwr Business Park only a short distance from the town centre.

TO INCLUDE ALL OUT-GOINGS, INSURANCE, ELECTRIC, AIR CONDITIONING/ HEATING AND BUSINESS BROADBAND

Full use of communal areas and kitchens/bathrooms and on site parking.

RENT: ROOM 1.LARGE DOUBLE ROOM APPROX 50m2 £610 per month.

ROOM 2. APPROX 25m2 £305 per month

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



### ROAD SIDE PHOTO



### COMMUNAL KITCHEN

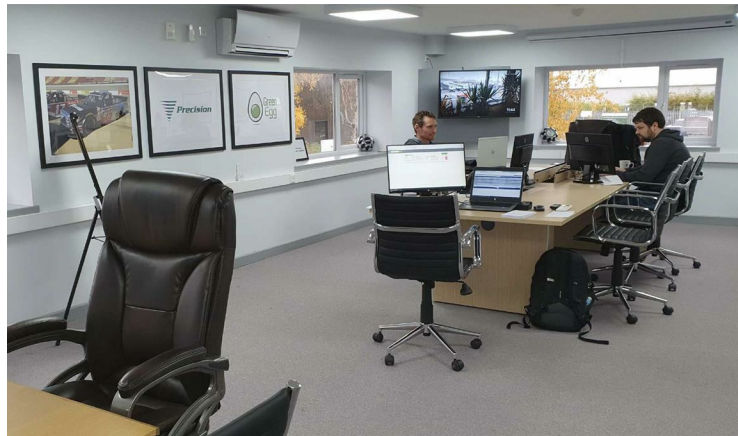


### VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

### TYPICAL ROOM



A large room with wide double glazed window overlooking the Parc, suspended ceiling with inset lighting, carpeted floor and central heating.

