

OFFICE HQ - LLANDEGAI INDUSTRIAL ESTATE

BANGOR, LL57 4YH

FOR SALE/MAY LET

- Large HQ office, fitted out to a high specification with air conditioning.
- May split
- Generous car parking on site (35 spaces)
- HQ office building
- Close to Bangor city centre and A55
- Available early 2022



Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

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LOCATION

Llandegai Industrial Estate is a large commercial estate with a mixture of industrial, trade counter and office users, on the edge of the city of Bangor.

It has excellent communications being only a short distance from the A55.

The property can be more readily identified from the attached plan.

DESCRIPTION

The property comprises a large two storey office building.

ACCOMMODATION/AREAS

| UNIT | SQ M | SQ FT |
|--------------|---------------|-------------|
| Ground Floor | 448.61 | 4829 |
| First Floor | 447.96 | 4822 |
| Total | 896.58 | 9651 |

PRICE/RENTAL

Asking rent £90,000 per annum.
Freehold Price on request

TENURE

The property is available either for sale freehold or by way of a new full repairing and insuring lease for a term of years to be agreed.

RATES

The property has not yet been separately assessed for Rating purposes. Verbal enquiries of the local Authority should be made direct, Bangor City Council.

EPC

The Energy Performance Asset Rating for this property is D-85

A full copy of the Energy Performance Certificate is available upon request from the agents.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing

solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our [website](#)

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: Nov 2021

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SUBJECT TO CONTRACT

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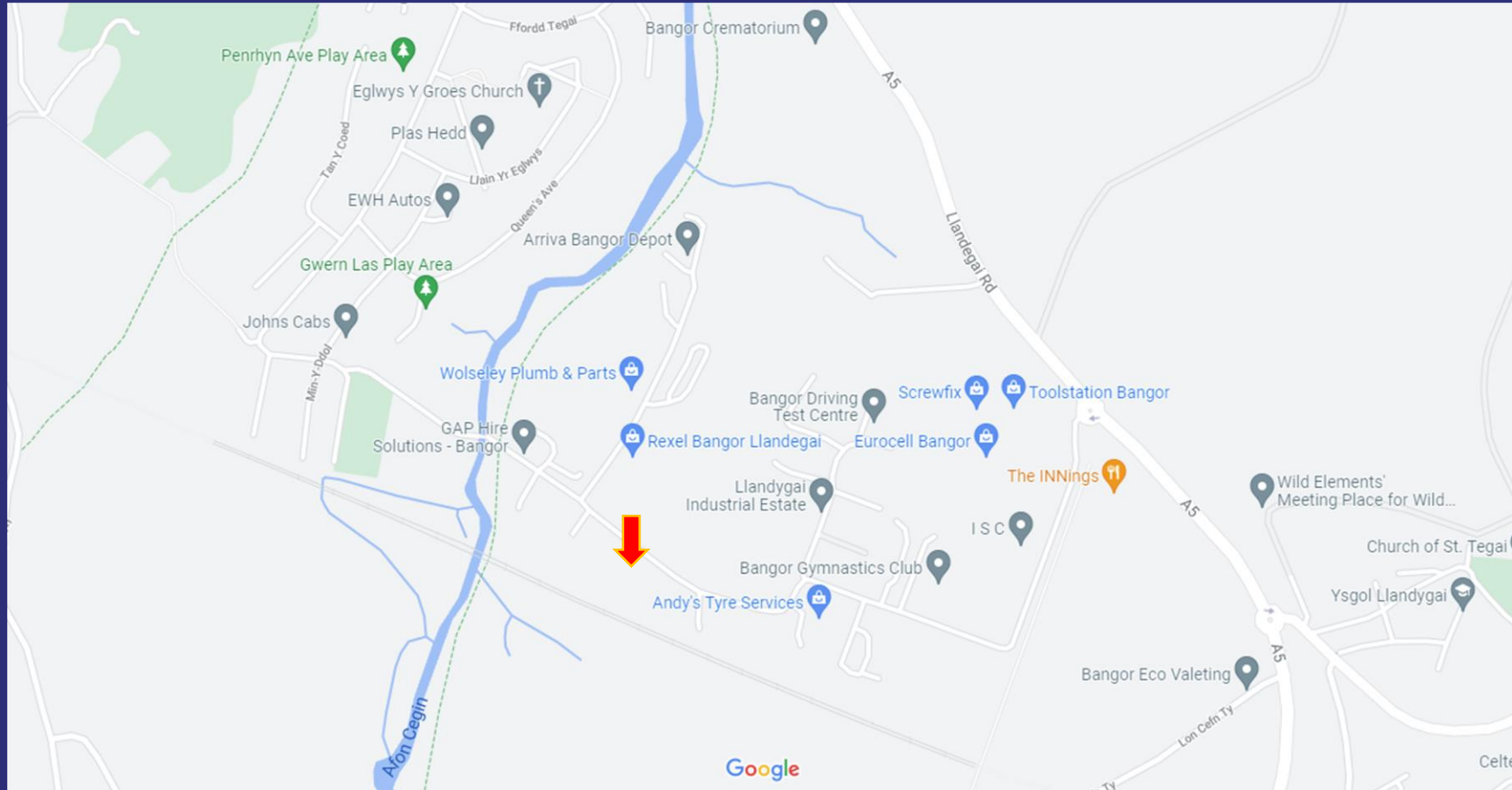
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IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- iv. all rentals and prices are quoted exclusive of VAT.

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