

FOR SALE DEVELOPMENT LAND OPPORTUNITY

LegatOwen
CHARTERED SURVEYORS
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Eddisons



NORTH WALES BUSINESS PARK, ABERGELE, LL22 8LJ

- Easy access to A55, close to Abergele town centre.
- Connection available on site to Welsh Government Fibre Speed Network

AVAILABLE SPACE
0.63 ha (1.64 acres)

LOCATION

North Wales Business Park is an established mature business park, located immediately to the west of Abergele, on the A547.

Construction of the business park commenced in 2003. Approximately 50,000sq.ft. of offices have been built in addition to a doctors surgery, Boots Pharmacy and a dementia care unit.

Significant office occupiers on site include the British Red Cross, Cartrefi Conwy and Worldspan PLC.

The business park is well located being walking distance from Abergele town centre. It is incorporated within the route for the number 12 bus which runs between Llandudno and Rhyl.

The business park provides a pleasant environment with excellent views across the Irish Sea and in addition Abergele Golf Course and Gwrych Castle.

It is accessible from Junction 23 and Junction 24 of the A55.

The A55 is the main dual carriageway linking North Wales and the national motorway network running from Holyhead to Anglesey in the west and to Chester in the east.

DESCRIPTION

The available development site comprises land at North Wales Business Park close to its junction with the A547. It adjoins the office building owner/occupied by Cartrefi Conwy Housing Association.

The site has never been developed and is roughly rectangular in shape.

ACCOMMODATION

We understand that the gross area of the site is as follows:

0.63 hectares (1.64 acres)

PLANNING PERMISSION

The North Wales Business Park received planning permission in 2001 and the existing site has planning permission for B1 Offices. Other planning use classes on site include residential dementia care unit (Planning Use Class D1) and C3 Residential where 12 acres (156 houses) are being built by MacBryde Homes.

We believe the site would be of interest to parties to include the following uses:

- Offices
- Convenience store
- Children's day care nursery
- Ancillary medical use to include dentist surgery.

VAT

We understand that the transaction will be subject to VAT.

TERMS

The site will be sold by way of the granting of a new 250 year head lease with further information to include guide available from both retained agents.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Via prior arrangement with the joint agents:

Robert Diggle
Eddisons
Tel / 0151 268 5280
Email / robert.diggle@eddisons.com

or

Will Sadler
Legat Owen
Tel / 01244 408200
Email / willsadler@legatowen.co.uk

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SUBJECT TO CONTRACT
FILE REF / 791.0023A

For more information, visit eddisons.com



Eddisons

Important Information

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SITE PLAN



For indicative purposes only

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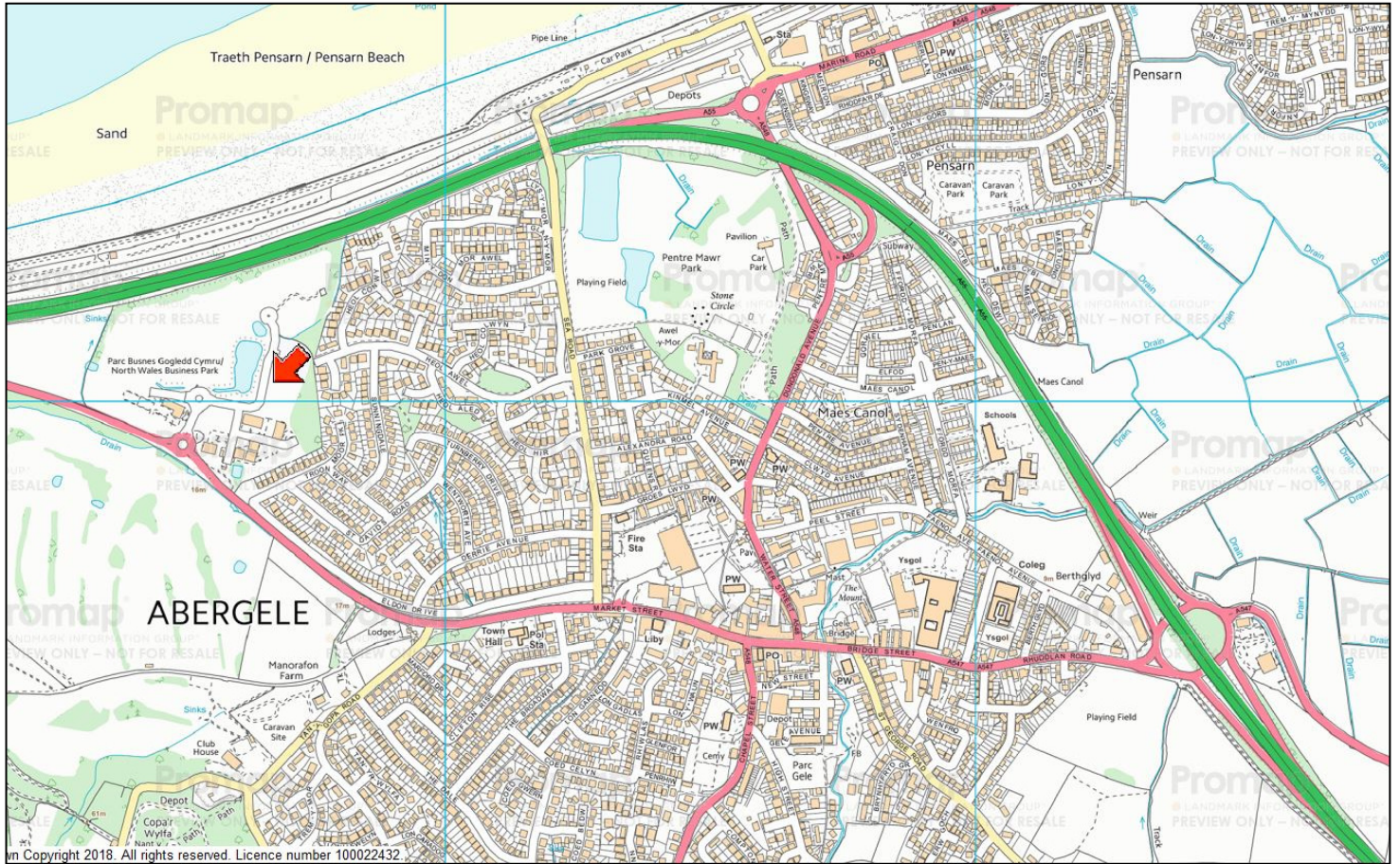
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