

PARC BUSNES | BUSINESS PARK



TRIDENT

LLANGFNI

LL77 7XA

- HIGH PROFILE LOCATION
- FLEXIBLE LEASE TERMS

YARD SPACE

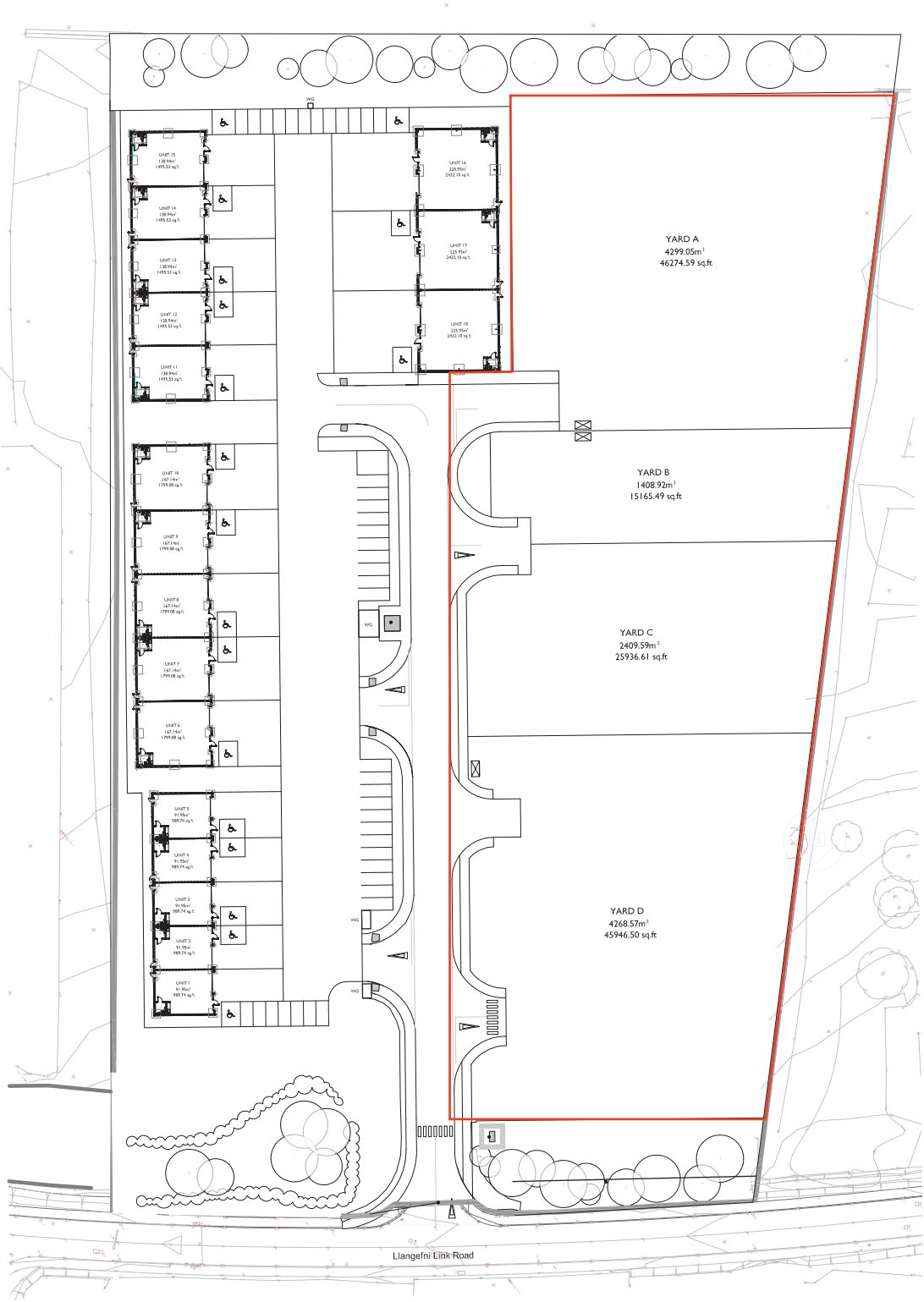
0.5 - 3 ACRES 0.20 - 1.21 HECTARES



Ariennir yn Rhannol gan
Lywodraeth Cymru
Part Funded by
Welsh Government

YARD SPECIFICATION

- STONED UP
- 3 PHASE POWER
- SUPER FAST FIBRE BROADBAND
- WATER
- 8 FT PALADIN FENCING



LOCATION

The County town of Llangefni is situated close to the centre of the Isle of Anglesey in North West Wales, Anglesey's population is approximately 69,979. Llangefni is the second largest settlement on the Island. Llangefni is the principle administrative centre for the Isle of Anglesey County Council and is home to Coleg Menai.



TRIDENT IS LOCATED ON LLANGEFNI LINK ROAD, APPROXIMATELY 15 MINUTES DRIVE FROM HOLYHEAD AND JUST 4 MINUTES DRIVE FROM THE A55(T)





TRIDENT

RATING ASSESSMENT

Each yard will be assessed for rates upon practical completion.

REPAIRS

Each yard space will be let by way of a full repairing and insuring lease.

SERVICE CHARGE

The Service Charge will be levied at 6.5% of the annual rent plus VAT.

UTILITIES

Each yard has 3 phase electrical supply, water, drainage and high speed broadband connections.

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business premises which is found here <https://www.rics.org/profession-standards/rics-standards-and-guidance/sector-standards/real-estate-standards/code-for-leasing-business-premises-1st-edition>

We recommend you obtain professional advice if you are not represented.

VAT

All terms are subject to VAT at the prevailing rate

RENT

£50,000 per acre.

VIEWINGS

Strictly by appointment only through the joint agents.

LegatOwen
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