

TO LET

1,000 sqft
92.9 sqm



ASH COURT, PARC MENAI, BANGOR, LL57 4DF
HIGH QUALITY OFFICE ACCOMMODATION

LegatOwen
CHARTERED SURVEYORS
01244 408200
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DESCRIPTION

Ash Court forms part of the larger Parc Menai Business Park and provides high quality office accommodation in self contained units. Unit 1 benefits from:

- Suspended ceilings
- Recessed Category II Lighting
- Perimeter trunking
- Double glazing
- Carpeted throughout
- Shared kitchen
- Fire and burglar alarms
- Generous private dedicated car parking of 5 spaces
- Potential for high speed fibre optic connections
- Furniture available

ACCOMMODATION

Suite 1A extends to 1,000 sq ft (92.9 sq m) NIA on the ground floor

TERMS

The property is available leasehold on a 3 year lease.

RENT

The rent is £12,000 per annum plus VAT.
Purchase of the long leasehold - £250,000.

RENT DEPOSIT

A rent deposit may be requested dependent on credit check.

BUSINESS RATES

Suite 1A has a rateable value of £9,300 and approximate rates payable of £4,700.
The suite qualifies for small business rates relief.

SERVICE CHARGE

The property is subject to a service charge for the common areas of the estate. Budget £2,500.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D.

PLANS/PHOTOGRAPHS

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

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

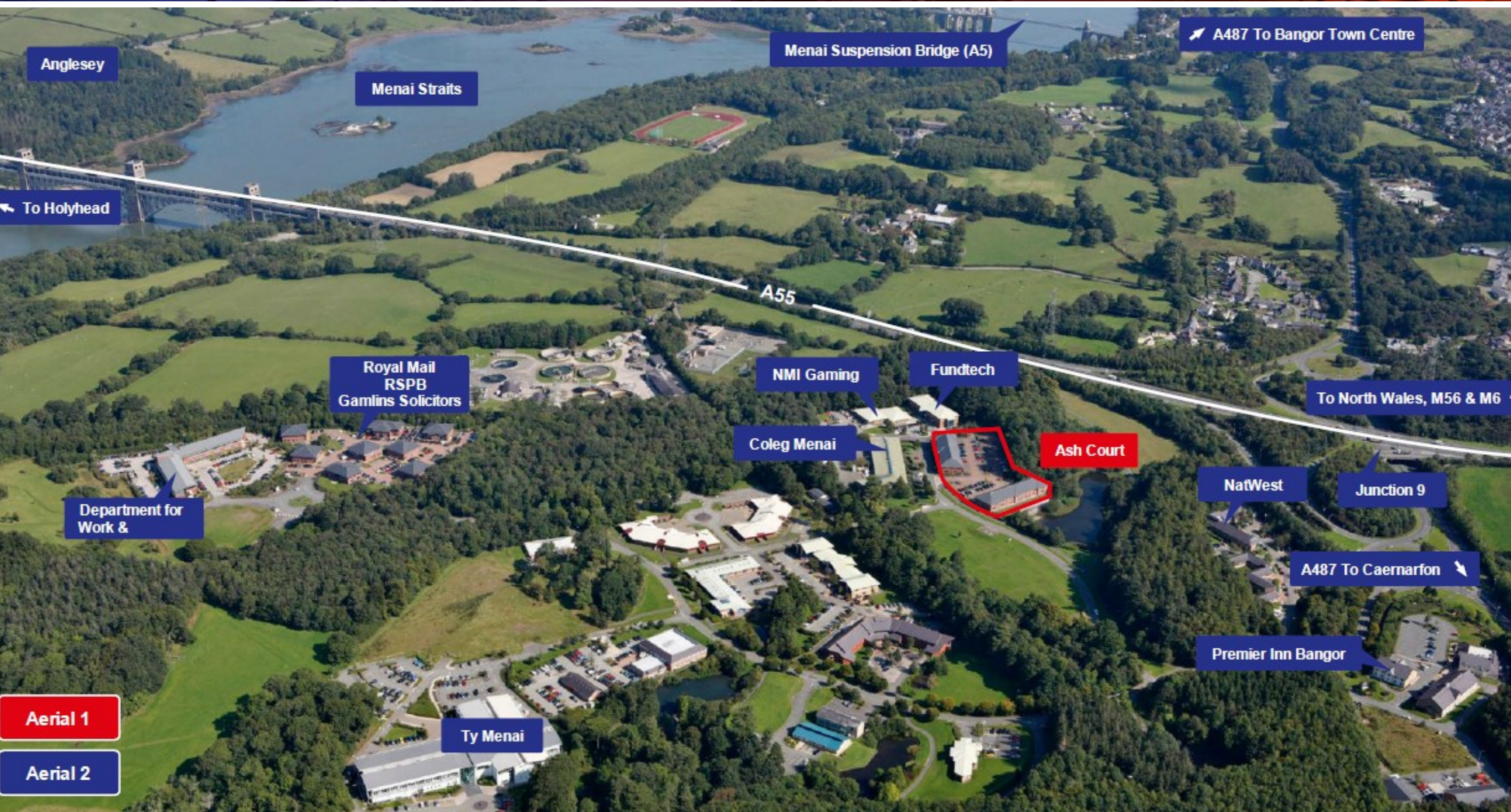
CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#).
We recommend you obtain professional advice if you are not represented.



CONTACT

WILL SADLER - 01244 408219 / willsadler@legatowen.co.uk



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Aerial 1

Aerial 2

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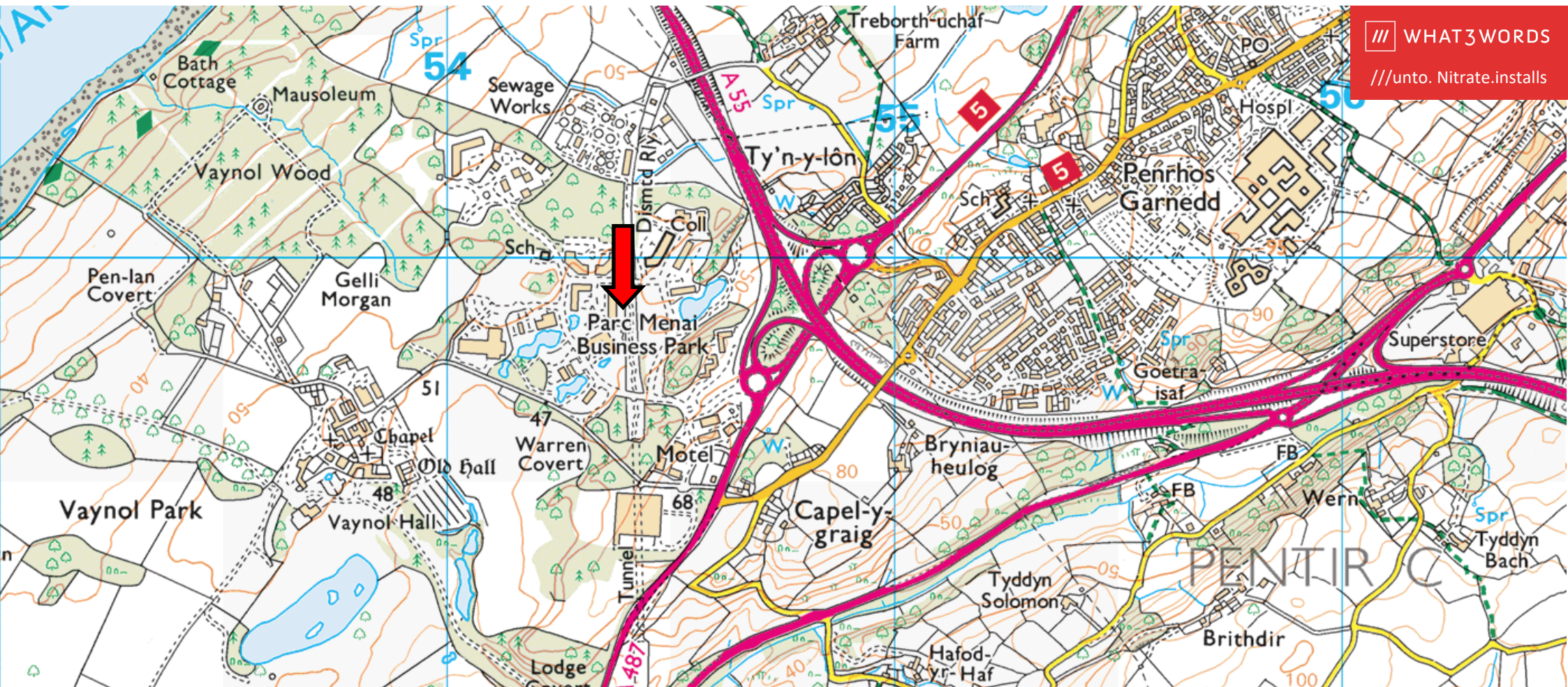
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LOCATION

Ash Court is located on the prestigious Parc Menai business park opposite the junction of Ffordd Y Llyn and Ffordd Gelli Morgan. Parc Menai is set in mature parkland of 75 acres (30 hectares) and is strategically located adjacent to the junction of the A487(T) with junction 9 of the A55. The nearby university city of Bangor has a population of approximately 19,000* and 2 higher education institutions. With a well educated population in the travel to work area there is ready access to a wide range of skills. Parc Menai features a number of useful facilities, including a crèche and the Parc Britannia hotel and restaurant. Further information available at www.parcmenai.com



/// WHAT3WORDS
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