



TO LET

94 Bowen Court, St Asaph Business Park, St Asaph, LL17 0JE

Fully refurbished first floor office with parking
1,222 sq ft (113.52 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

Bowen Court, built by Gladman Developments in 2004/05, is a well-established office scheme that spans a total area of approximately 5,110 sq.m (55,000 sq.ft). The development is designed to offer a highly functional and attractive working environment, complete with landscaped surroundings and ample on-site car parking. Bowen Court benefits from its prime location, easily accessible from Junction 26 of the A55, making it the top choice for flexible office space in North Wales

Building 94 is a two-storey, semi-detached office, with the ground floor currently occupied by CADMHAS. The first floor, however, is available for lease. The suite on the first floor has been fully refurbished to provide a high-quality workspace, featuring:

- Large open-plan area
- Boardroom
- Two private offices
- Store
- Kitchen and WC facilities on the ground floor

The suite benefits from modern amenities including:

- Air conditioning
- Electric heating
- IT cabling
- Window blinds
- Intercom entry system
- Fob access for security

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Net Internal Area of:

	NIA sqm	NIA sqft
First Floor Office	113.52	1,222

Terms

The property is available on an internal repairing lease.

Rent

The rent is £17,200 per annum plus VAT payable quarterly in advance.

Rent Deposit

A 3 month rental deposit will be requested.





Rent Review

An upwards only rent review to open market value every 3 years.

Parking

The property has the benefit of 4 car parking spaces plus extensive spill over.

Utilities

Electricity for the first floor is sub metered and payable by tenant. Electricity for the shared lobby, kitchen and WCS is split 45% ground floor and 55% first floor. Water bill is split 45% ground floor and 55% first floor

Business Rates

A new rating assessment is required.

We anticipate the rates payable to be approximately £6,000 per annum.

Estate Charge

The estate charge is approximately £500.

Energy Performance Certificate

The property has an EPC rating of C.

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.

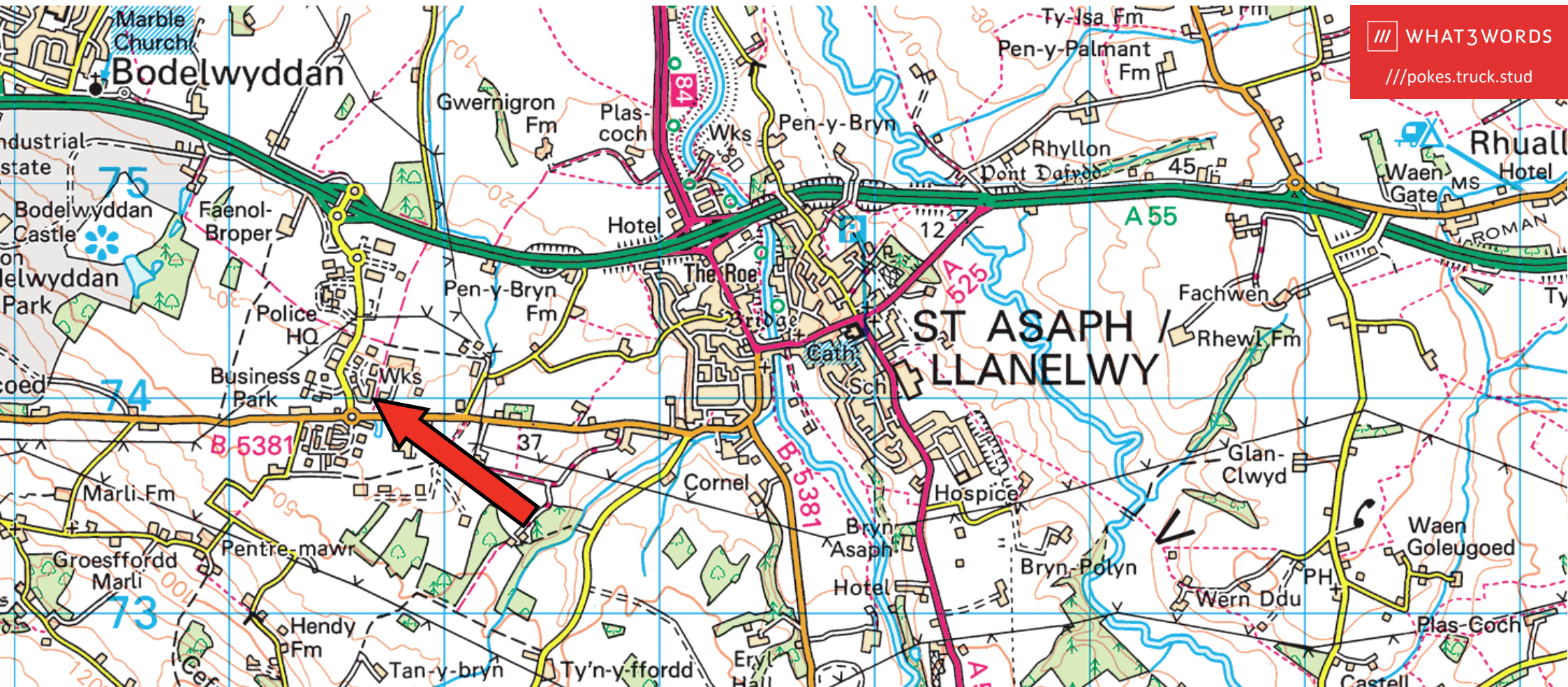
Code for Leasing Business Premises

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.

Location

St Asaph Business Park extents to some 44.5 hectares (110 acres) and is regarded as the premier business park in North Wales. The park is home to a number of major occupiers including Qioptiq, North Wales Police, RNLI, Watkin Property Ventures, North Wales Ambulance Trust, Gyndwr Innovations/Optic and many other SME's employing over 3,000 people.

The business park provides excellent connectivity with a number of different high speed fibre broadband providers available



Contact:



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DATE PREPARED: **December 2024**

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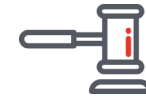
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Management



Valuation



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