

PARC BUSNES | BUSINESS PARK



TRIDENT

LLANGFNI

LL77 7BB

HIGH PROFILE LOCATION • FLEXIBLE LEASE TERMS • 100% YARD TO UNIT RATIO

TO LET NEW BUILD BUSINESS UNITS
1,527 - 5,529 SQ FT 141.86 - 513.65 SQ M



Ariennir yn Rhannol gan
Lywodraeth Cymru
Part Funded by
Welsh Government



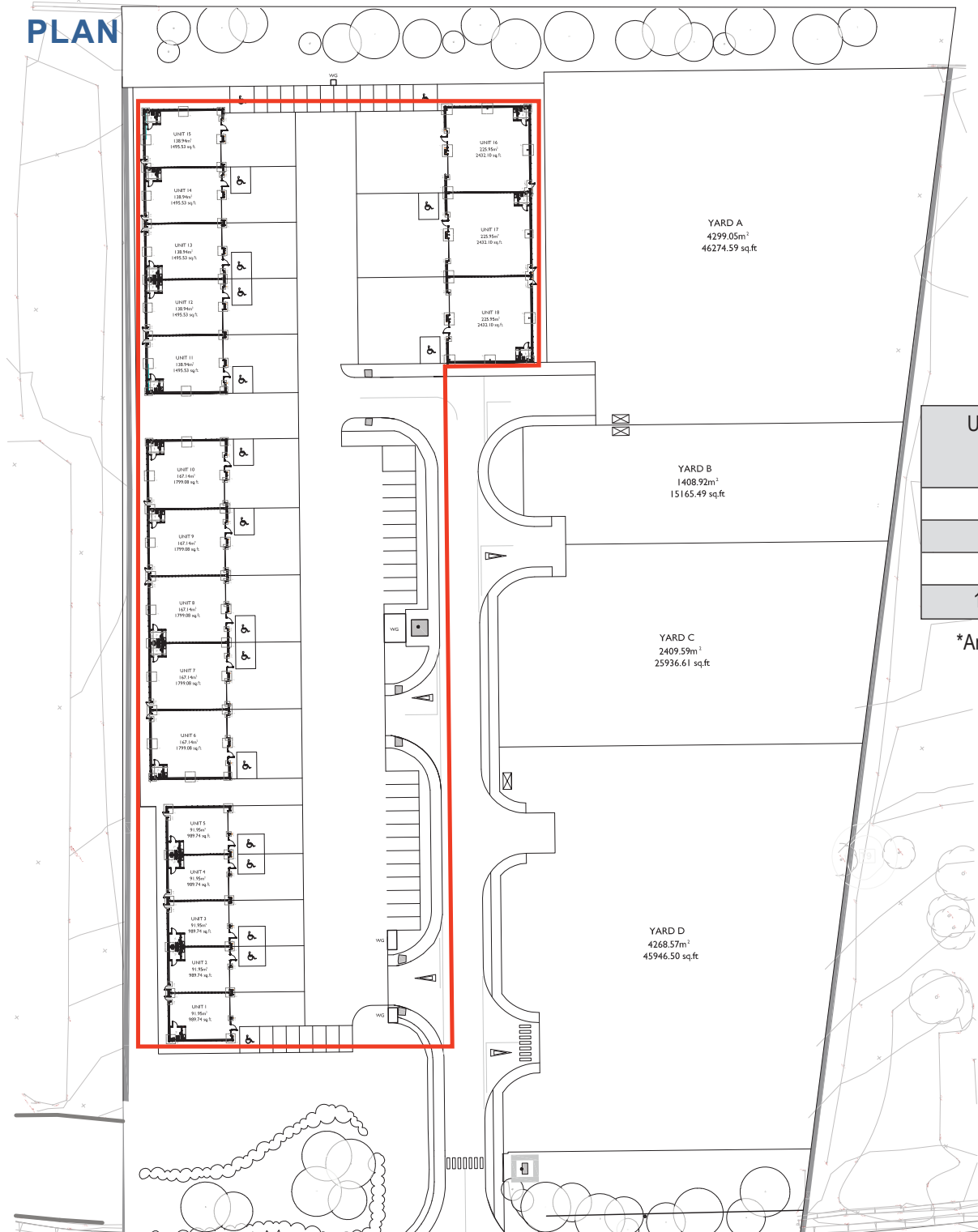
LOCATION

Trident Business Park is located on the outskirts of Llangefni and is easily accessed from the A55 via the Llangefni link road. Llangefni itself is ideally situated on Anglesey for straight forward access to Holyhead via the A55 and is just 10 minutes from the North Wales mainland. The town is home to Anglesey County Council and Coleg Menai, together with a number of well established local companies.



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





AVAILABLE UNITS

Unit	Size Sq Ft	Rent per annum	Service Charge per annum	Maintenance Rent per annum	Rateable Value - Estimated	Total Cost per annum plus VAT - Excluding Rates	Availability
7	1,843	£18,430	£1,200	£1,845	£7,500	£21,475	Yes
8	1,843	£18,430	£1,200	£1,845	£7,500	£21,475	Yes
9	1,843	£18,430	£1,200	£1,845	£7,500	£21,475	Yes
13	1,527	£16,250	£990	£1,530	£6,250	£18,770	Yes

*Any ingoing occupier should benefit from an element of Small Business Rate Relief. Occupiers should satisfy this themselves with the Local Authority.

**TRIDENT BUSINESS PARK
COMPRISES 18 INDUSTRIAL
UNITS OVER 4 TERRACES.
UNITS CAN BE PROVIDED
FROM 1,527 SQ FT TO 5,529
SQ FT VIA COMBINING
UNITS.**

- Steel Portal Frame Construction
- Feature Cladding
- Clear working height of 6m
- Sectional loading doors
- Glazed personnel entrances
- Allocated parking
- EV Charging capability
- Solar panels
- Attractive landscaped site
- CCTV
- Planning consent for B1/B2/B8









BROADBAND

Each of the units at Trident will be provided with a fully managed ultrafast uncontended fibre broadband connection for both wired and WIFI internet connectivity, which will be available to tenants at a fraction of the cost of subscribing for a dedicated lease line. Further information upon request.

SOLAR PV

Each of the units at Trident Business Park will have its own dedicated Solar PV installation, designed to provide a significant amount of tenant's electricity requirements. Electricity produced from the Solar Panels will be charged to tenants at a rate per kWh which will be less than the prevailing market rate. Tenants will therefore benefit from paying lower amounts for their electricity consumption in addition to reducing their operational carbon footprint! Further information upon request.
A utility deposit of £200 is required from tenants.

RATING ASSESSMENT

Each unit will be assessed for rates upon practical completion.

REPAIRS

Each property will be let by way of an internal repairing and insuring lease

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. RB&Co 0161 833 0555. www.richardbarber.co.uk

SERVICE CHARGE

The tenant will be required to contribute a service charge towards the upkeep of the exterior of the building and the external common parts.

EPC

A rated.

UTILITIES

Each unit 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

Quoting rents in availability schedule.

VIEWINGS

Strictly by appointment only through the joint agents.

LegatOwen
CHARTERED SURVEYORS
01244 408200
legatowen.co.uk

RUPERT CHADWICK-DUNBAR
rupertchadwickdunbar@legatowen.co.uk
07919 968086

MARK DIAPER
07734 711409
markdiaper@legatowen.co.uk

DATBLYGIAD GAN | A DEVELOPMENT BY

PortProperty
Limited



Ariennir yn Rhannol gar
Lywodraeth Cymru
Part Funded by
Welsh Government

BA Commercial
Chartered Surveyors
01745 330077
bacommercial.com

ROBBIE CLARKE
robbie.clarke@bacommercial.com
07741 320910

HOWARD COLE
07387 647578
howard.cole@bacommercial.com