



FOR RENT

Unit 27, St. Asaph Business Park, St. Asaph, Denbighshire, LL17 0LJ

£ 68,000 pa

5,435 Sq Ft (504.91 Sq M)

✓ On-site Parking Available

✓ Self-contained Office

✓ Just off A55 Expressway

Situation

Set in Denbighshire at the heart of North Wales and located off the A55 Expressway at junction 26, this Business Park offers quality mixed-use accommodation in 90 acres of beautifully landscaped land with generous parking. The park is home to more than 70 companies and organisations taking advantage of an excellent working environment supported by a regional population of 800,000 and a host of education and training centers.

The property is strategically located within St Asaph, the foremost business park in North Wales. St Asaph Business park stands as a contemporary and regionally influential site, hosting leading-edge enterprises in science, engineering, energy, creative industries, and services. Renowned for its world-class expertise in opto-electronics, the Business Park is distinguished by the OpTIC technology centre of Wrexham Glyndwr University - a landmark hub for business, innovation, and technology.

Accommodation

Area	Sq M	Sq Ft
	504.91	5435
TOTAL	504.91	5,435

Description

Discover an unparalleled office environment within the St Asaph Business Park, where sophistication and functionality converge. This contemporary self-contained office space boasts meticulous attention to detail and a suite of features designed to elevate your working experience.

- Suspended ceilings with integral light fittings
- Perimeter trunking
- Double-glazing
- Carpeted throughout
- Male/Female WC facilities
- Kitchen area
- On-site car parking

Terms

The property is available by way of a new equivalent full repairing and insuring lease (via a service charge) for a minimum term of 3 years.

EPC

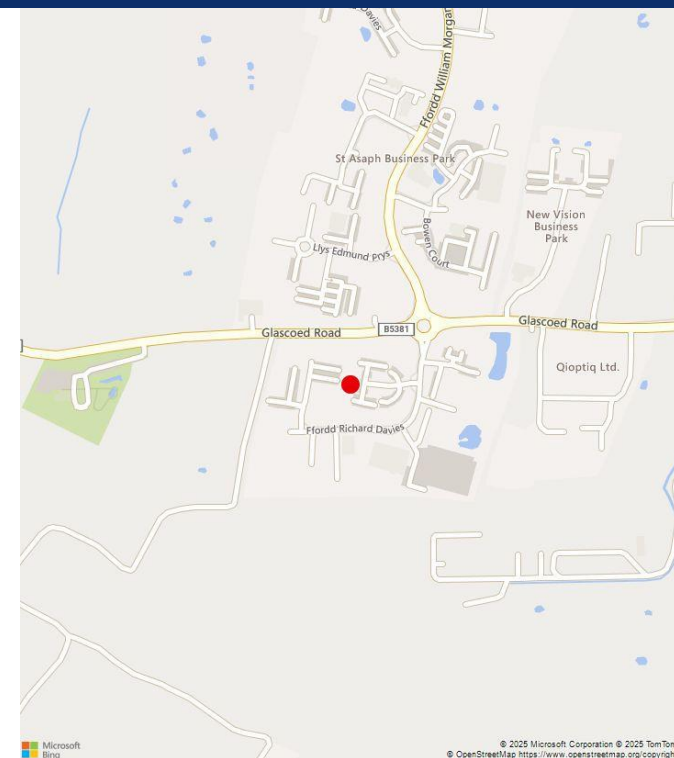
An EPC will be made available upon request.

VAT

We understand the property has been elected for VAT and VAT will be payable.

Legal Costs

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



Inspection

Faye Pattenden
01606 351351
Agency@fifieldglyn.com

Surveyor

Richard Smith
0161 249 8867
Richard.smith@fifieldglyn.com





Fifield Glyn

We're here to help, please contact us via the details below



London

0207 629 6457

11 St George Street
Mayfair
London
W1S 2FD



Manchester

0161 839 2444

7/9 Oxford Court
Bishopsgate
Manchester
M2 3WQ



Cheshire

01606 351 351

No. 1 Royal Mews
Gadbrook Park
Cheshire
CW9 7UD

