

TO LET

Contemporary Self-contained office Space

Rental: £41,000 per annum exclusive plus VAT

Unit 21, St Asaph Business Park, St. Asaph, Denbighshire, LL17 0LJ



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



Location

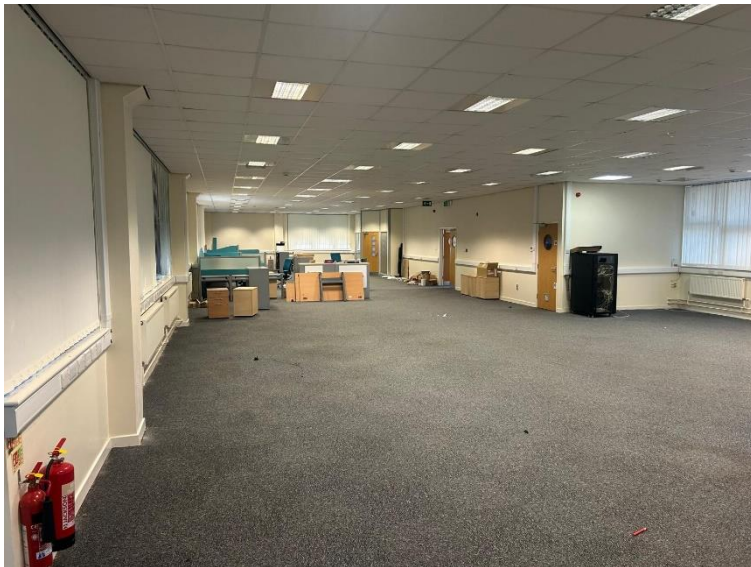
Set in Denbighshire at the heart of North Wales and located off the A55 Expressway at junction 26, this Business Park offers quality mixed-use accommodation in 90 acres of beautifully landscaped land with generous parking. The park is home to more than 70 companies and organisations taking advantage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

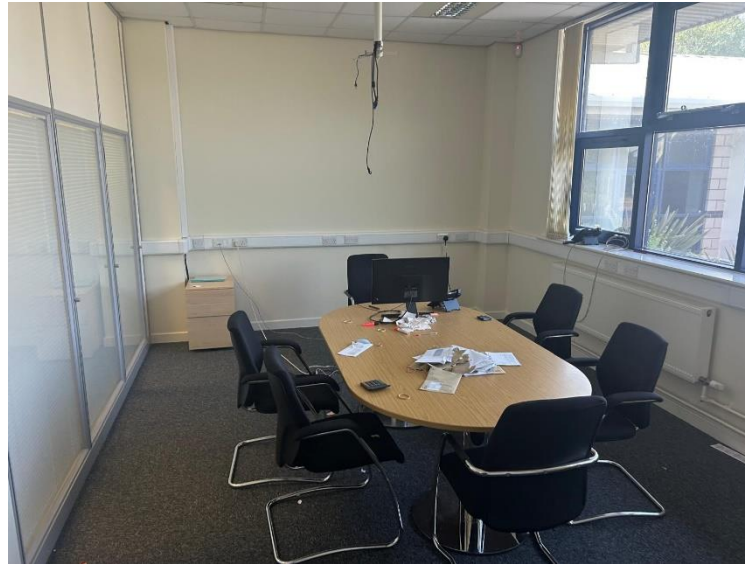
The property is strategically located within St Asaph, the foremost business park in North Wales. St Asaph Business park stands as a contemporary and regionally influential site, hosting leading-edge enterprises in science, engineering, energy, creative industries, and services. Renowned for its world-class 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.

Description

Discover an unparalleled office environment within the St Asaph Business Park, where sophisticated 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





Accommodation

Ground Floor: 3,554 Sq ft

Total: 3,554 Sq ft

Terms

The property is available by way of a new Lease on terms to be agreed. References & deposit will be required.

Building Insurance

The Landlord will insure building and recover the premium from the Tenant. The Tenant will be responsible for the insurance of their own activities & goods.

Legal

Each party is to be responsible for their own legal costs

Rental

£41,000 per annum exclusive plus VAT

VAT

We understand VAT will be applicable to the rental.

EPC

A fully copy of the EPC & Recommendation Report are available on request

Viewings

Strictly by appointment made via Fifield Glyn Ltd on 01606 351351