

## TO LET

Contemporary Self-contained office Space – 5,435 Sq ft

Rental: £48,000 per annum exclusive plus VAT

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



**Accommodation**

Ground Floor: 5,435 Sq ft

Total: 5,435 Sq ft

**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.

**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.

**Current Rateable Value (1<sup>st</sup> April 2023 to present)**

£35,500

**Legal**

Each party is to be responsible for their own legal costs

**Rental**

£48,000 per annum exclusive plus VAT

**VAT**

We understand VAT will be applicable to the rental.

**EPC**

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

**Viewings**

Strictly by appointment made via Fifield Glyn Ltd on 01606 351351 or [Agency@fifieldglyn.com](mailto:Agency@fifieldglyn.com)



## 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
- Fitted Kitchen
- On-site car parking



