



FOR RENT

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

£ 13,000 Per Annum

✂ 1,041 Sq Ft

- ✓ Landscaped Surround
- ✓ 5 Car Parking Spaces
- ✓ Self-contained office.
- ✓ Just off A55 Expressway

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 centres.

Situation

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 center 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 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

Double-glazing

Fitted kitchen

Male/Female WC facilities

On site car parking

Accommodation

Area	Sq M	Sq Ft
TOTAL	96.71	1,041

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

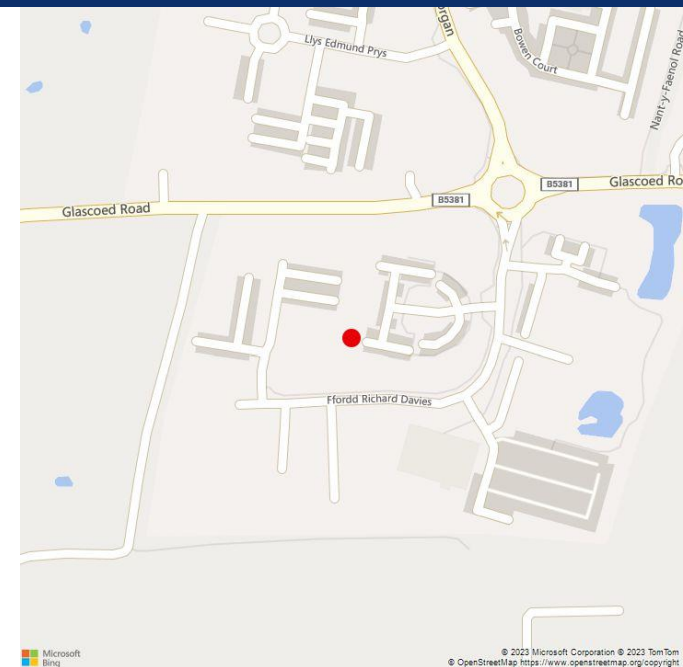
An EPC will be made available upon request

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.



Microsoft
Bing

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Inspection

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