

**UNED 6 PARC BUSNES ST ASAPH**  
FFORDD RICHARD DAVIES, ST ASAPH, LL17 0LJ



SWYDDFEYDD LLAWR GWAELOD & LLAWR CYNTAF  
20,016 SQ.FT. (1,859.49 SQ.M) NIA  
I'W RHENTU/FALLAI GWERTHU

T 029 20 346346

[www.coark.com](http://www.coark.com)

**Cliciwch am y Gymraeg / Click for Welsh**

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**Cliciwch am Saesneg / Click for English**

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- Swyddfa llawr gwaelod hunangynhwysol
- Prif leoliad Parc Busnes
- Wedi'i leoli at C26 oddi ffordd A55 Gogledd Cymru

#### LLEOLIAD

St Asaph yw prif parc business Gogledd Cymru. Mae'r Parc sefydledig yn gartref i lawer o ddeiliaid nodedig y rhanbarth, ac wedi'i leoli mewn amgylchedd sydd wedi'i dirlunio. Lleolir Parc Busnes St Asaph at C26 oddi ffordd A55 Gogledd Cymru. Lleolir y parc busnes yn strategol rhwng Glannau Dyfrdwy/Caer a phorthladd Caerdybi ar Ynys Môn. Mae rhanbarthau Merseyside a Manceinion o fewn taith 90 munud.

#### DISGRIFIAD

Mae'r uned yn cynnwys swyddfa ddeulawr, hunangynhwysol wedi'i leoli mewn amgylchedd poblogaidd.

Mae manyleb y swyddfa yn cynnwys:

- Goleuadau LED/CAT 2
- Aerdymheru poeth/oyer (llawr gyntaf)
- Rheiddiaduron (llawr gwaelod)
- Lloriau uchel
- Nenfydau crog
- Liff
- Ffreutur
- Yn cydymffurfio â'r DDA

#### TERMAU

Mae'r swyddfa ar gael ar sail prydles llawn atgyweirio ac yswiriant, am dymor i'w gael ei cytuno.

#### LLETY

Llawr Gwaelod	9,946 sq.ft.	(924.26 sq.m)
Llawr Cyntaf	10,066 sq.ft.	(935.13 sq.m)
<b>Cyfanswm</b>	<b>20,016 sq.ft.</b>	<b>(1,859.49 sq.m) NIA</b>

#### RHENT/PRIS

£11 per sq.ft / Pris ar gais

#### TÂL GWASANAETH

Bydd tâl gwasanaeth ystad yn daladwy.

#### TAW

Mae TAW yn daladwy ar bob tâl.

#### CYFRADDAU

Gwerth adrethol £148,138 Cyfraddau taladwy £79,253 pa

#### COSTAU CYFREITHIOL

Bydd pob grwp yn gyfrifol am gostau eu hunain

#### TYSTYSGRIF PERFORMIAD YNNI

Llawr cyntaf - D/81, Llawr gwaelod - D/88

#### RHEOLIADAU GWYNGALCHU ARIAN

Yn unol â Rheoliadau Gwyngalchu Arian, Cyllid Terfysgol a Throsglwyddo Arian (Gwybodaeth am y Talwr) 2017 a Deddf Elw Troseddau 2002, fallai bydd e'n ofynnol i Cooke & Arkwright sefydlu hunaniaeth a ffynhonnell arian ar gyfer pob grwp sydd yn rhan o drafodion eiddo.



#### YMWELIAD

Trwy apwyntiad gyda'r unig asiantau :-

Rhys Price [rhys.price@coark.com](mailto:rhys.price@coark.com) 02920 346374

REF: 100468 58 – AWST 2021

Mark Siddons [mark.siddons@coark.com](mailto:mark.siddons@coark.com) 02920 346361

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 [www.coark.com](http://www.coark.com)

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## UNIT 6 ST ASAPH BUSINESS PARK

FFORDD RICHARD DAVIES, ST ASAPH, LL17 0LJ



GROUND & FIRST FLOOR OFFICES  
20,016 SQ.FT. (1,859.49 SQ.M) NIA  
TO LET / MAY SELL



- Self-contained Ground & First Floor Office
- Premier Business Park location
- Located at J26 of the A55 North Wales expressway

#### LOCATION

St. Asaph is North Wales' premier business park located in a central position on the North Wales corridor. The established Park is home to many of the region's most notable occupiers, set in a landscaped environment. St. Asaph Business Park is located at J26 of the A55 North Wales expressway.

The business park is strategically located between Deeside/Chester and the port of Holyhead on Anglesey. Merseyside and Manchester regions are all within a 90-minute drive time.

#### DESCRIPTION

The unit comprises a two storey, self-contained office building, set within a mature landscaped environment.

The offices comprise the following specification:-

- LED / CAT 2 lighting
- Heat/Cool Air Conditioning (first floor)
- Radiators (ground floor)
- Raised floors
- Suspended Ceilings
- Passenger lift
- Canteen
- DDA compliant

#### ACCOMMODATION

Ground Floor	9,946 sq.ft.	(924.26 sq.m)
First Floor	10,066 sq.ft.	(935.13 sq.m)
<b>TOTAL</b>	<b>20,016 sq.ft.</b>	<b>(1,859.49 sq.m) NIA</b>

#### TERMS

The property is available by way of a new full repairing and insuring lease basis, for a term of years to be agreed.

#### RENT / PRICE

Rent £11 per sq.ft. / Price on Application

#### SERVICE CHARGE

An Estate Service Charge will be applicable.

#### VAT

VAT is applicable on all charges.

#### RATES

Rateable value	£148,138
Rates payable	£79,253 pa

#### LEGAL COSTS

Each party will be responsible for their own costs.

#### EPC RATING

First Floor - D/81, Ground Floor - D/88



#### VIEWING

Strictly by appointment with sole agents:-

Rhys Price [rhys.price@coark.com](mailto:rhys.price@coark.com) 02920 346374

REF: 100468 58 – JULY 2021

Mark Siddons [mark.siddons@coark.com](mailto:mark.siddons@coark.com) 02920 346361

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