



## Unit 18 St Asaph Business Park

Unit 18, Ffordd Richard Davies, St. Asaph, LL17 0LJ

### Self Contained Single Storey Office

**1,172 sq ft**  
(108.88 sq m)

- Self Contained
- Central Heating
- Suspended ceilings with recessed lighting
- Welfare Facilities
- Good parking provisions

# Unit 18 St Asaph Business Park, Unit 18, Ffordd Richard Davies, St. Asaph, LL17 0LJ

## Summary

<b>Available Size</b>	1,172 sq ft
<b>Rent</b>	£11 per sq ft
<b>Rates Payable</b>	£3,990.20 per annum
<b>Rateable Value</b>	£7,100
<b>Service Charge</b>	£1 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (58)

## Description

A self contained single storey unit situated within a courtyard office environment. The unit provides good quality office space with low level perimeter trunking, suspended ceilings, central heating, separate male and female WCs and kitchen.

## Location

Unit 18 is located on the popular St. Asaph Business Park, at the interchange of J26 of the A55.

The Park provides quick links across the North Wales region and is home to several of North Wales' most prominent occupiers.

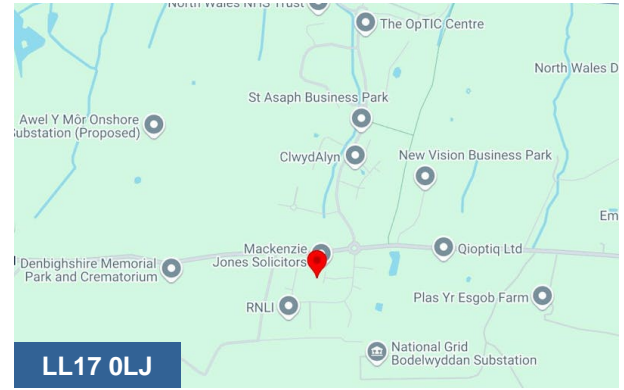
Surrounding occupiers include North Wales Police Headquarters, North Wales Fire and Rescue Services and Welsh Ambulance Services University NHS Trust HQ.

## Viewings

Strictly via sole agents Cooke and Arkwright

## Terms

The property is available via a new lease, terms to be agreed.



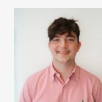
## Viewing & Further Information



**Ben Bolton**

02920 346376

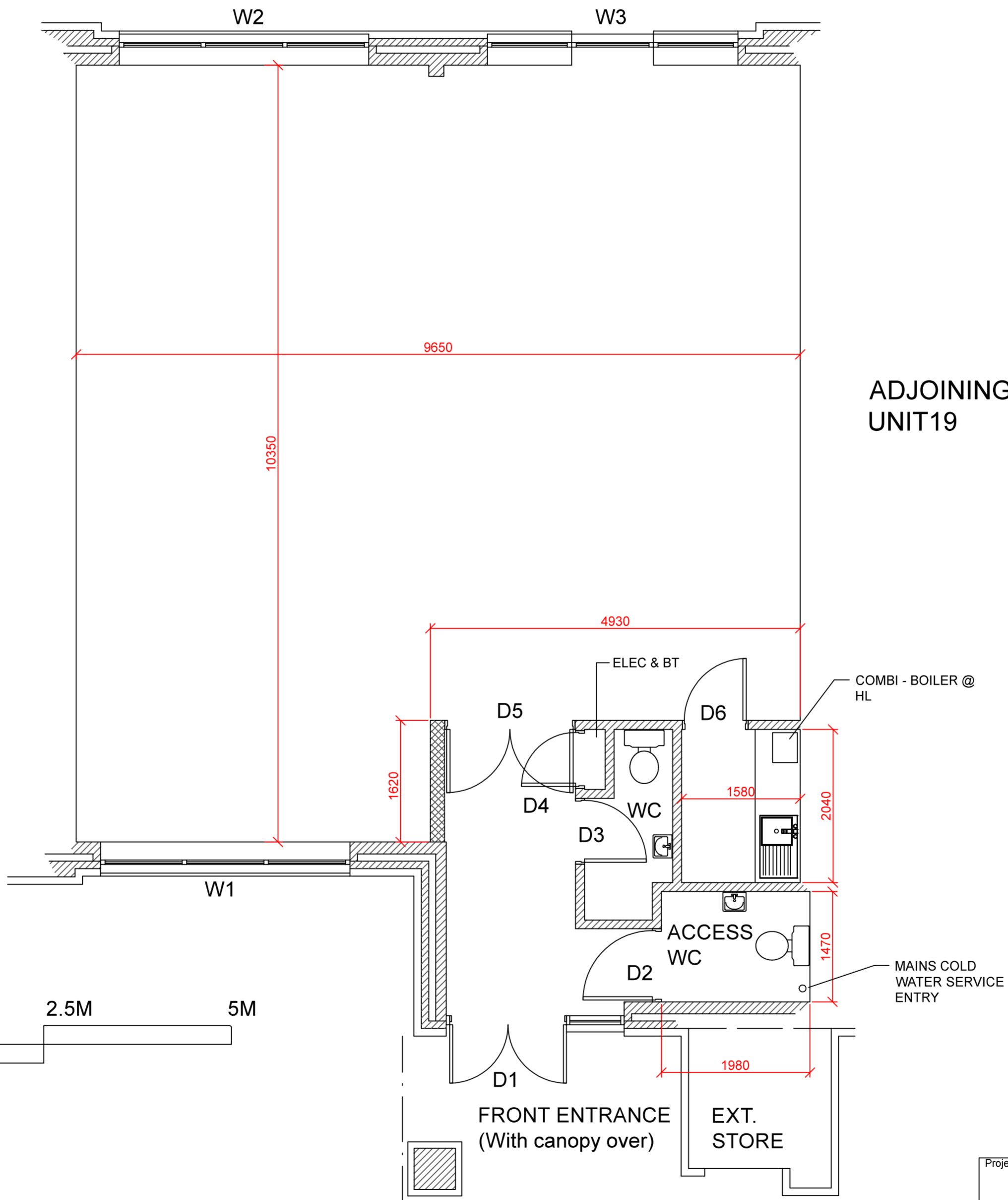
ben.bolton@coark.com



**Max Wood**

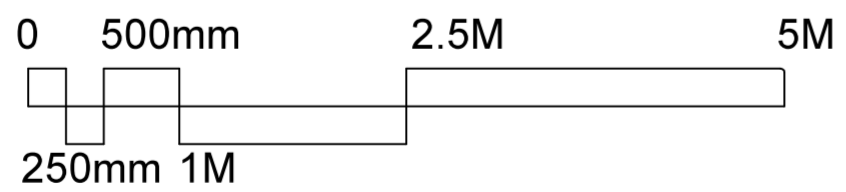
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**NOTE**

This internal layout plan has reasonable degree of dimensional accuracy commensurate with its use for general purpose informatory usage. It should not be used without checking in situations where dimensional & structural accuracy is more critical



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Project <b>UNIT 18, St ASAPH BUSINESS PARK</b>				Ref	Revision	Date
Project no	Design By	Approv. By	Date	<b>JOHN COULL ASSOCIATES</b>		
Title <b>FLOOR PLAN</b>				28 Y Bryn, Bontnewydd, Caernarfon, Gwynedd LL55 2UN Tel / Fax no. 01286 674475. E-Mail: johncoull@enterprise.net Electrical Engineering Design & CAD Services Co. Reg. no: 5507817 VAT Reg. no: 490 0940 51		
Drawing no <b>JC-001SA-U18</b>	Revision	Scale <b>1/50</b>	Plot Size @ <b>A2</b>	Principal: <b>J.A.Coull I.eng M.I.T.E. A.C.I.B.S.E. M.S.L.L</b>		