

## Parc Busnes Llanelwly

Stawellw, Sir Ceredigion LL17 5JD

**Plotiau Datblygu yn Amrywiol  
o 0.17 Hectar (0.42 Acre) i 1.82 Hectar  
(4.5 Acre)**

Meddi'r Bedd ar Sir Sain Busnes  
Ogledol Cymru, cynnal a blaithu  
Datblygu Swyddfaol neu gyfwr Datblygu  
SI - Wychdydd.



 Cooke & Arkwright

AR WERTH

**Cliciwch am y Gymraeg  
Click for Welsh**

## St. Asaph Business Park

St. Asaph, Denbighshire LL17 5JD

**Development Plots From 0.17 Hectares  
(0.42 Acre) Up to  
1.82 Hectares (4.5 Acres)**

located on North Wales Premier  
Business Park & Series of tailored  
Development Plots for flexible use.



 Cooke & Arkwright

FOR SALE

**Cliciwch am Saesneg  
Click for English**

## Parc Busnes Llanelwly

Stawwly, Sir Ceredigion LL17 5JD

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(4.5 Acre)**

Ynghyd â safon o Brif Sefn Busnes  
Ogledol Cymru, cynnwys o Bâtiau  
Datblygu Swyddolaidd a'r ystod Ddiwydiol  
Sir - Wyloddeydd.



 Cooke & Arkwright

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 Cooke & Arkwright

FOR SALE

**Cliciwch am Saesneg  
Click for English**

# Parc Busnes Llanelwy

Llanelwy, Sir Ddinbych LL17 0JD

**Plotiau Datblygu yn Amrywio  
o 0.17 Hectar (0.42 Erw) i 1.82 Hectar  
(4.5 Erw)**

Wedi'u lleoli ar Brif Barc Busnes  
Gogledd Cymru, cyfres o Blotiau  
Datblygu Gwasanaeth ar gyfer Defnydd  
B1 – Swyddfeydd.



Llywodraeth Cymru  
Welsh Government



# Parc Busnes Llanelwy

Llanelwy, Sir Ddinbych LL17 0JD

## LLEOLIAD

Mae Parc Busnes Llanelwy wedi'i leoli ar gyffordd 26 yr A55, gwibffordd Gogledd Cymru.

Mae'r parc busnes mewn lleoliad strategol rhwng Glannau Dyfrdwy/Caer a phorthladd Caergybi ar Ynys Môn. Gellir cyrraedd rhanbarthau Glannau Mersi a Manceinion o fewn 90 munud mewn car.

## DISGRIFIAD

Llanelwy yw prif barc busnes Gogledd Cymru ac mae mewn lleoliad canolog ar goridau Gogledd Cymru.

Mae'r Parc sefydledig yn gartref i nifer o feddianwyr mwyaf nodedig y rhanbarth ac mae wedi'i leoli mewn amgylchedd a dirweddwyd. Mae'r safle'n cynnig ystod eang o gyfleoedd datblygu sy'n addas ar gyfer defnydd B1, yn cynnwys swyddfeydd/canolfan alwadau/ymchwil a datblygu

Caiff y safleoedd eu gwasanaethau a cheir mynediad iddynt oddi ar rwydwaith ffyrdd sefydledig.



**CYNLLUN DANGOSOL**



## STATWS ARDAL HAEN 1

Mae'r safleoedd o fewn ardal gyllido Haen 1. O dan reolau'r Gymuned Ewropeaidd gall Llywodraeth Cymru gynnig cefnogaeth ariannol ychwanegol i brosiectau cymwys.



## Plotiau Datblygu yn Amrywio o 0.17 Hectar (0.42 Erw) i 1.82 Hectar (4.5 Erw)

### SAFLEOEDD SYDD AR GAEL

<b>C7</b>	4.54 Erw	<b>C2a</b>	2.12 Erw
<b>C1a</b>	2.25 Erw	<b>C2b</b>	1.01 Erw
<b>C1b</b>	2.66 Erw	<b>C8</b>	0.86 Erw
<b>C1c</b>	2.88 Erw	<b>C5</b>	1.19 Erw
<b>C1d</b>	1.09 Erw	<b>C3</b>	1.56 Erw

# Parc Busnes Llanelwy

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## DEILIADAETH

Lesddaliad - 250 o flynyddoedd newydd.

## TELERAU

Mae'r safleoedd ar gael i'w gwerthu yn amodol ar gytundeb cynllunio a chadarnhad dyluniad a defnydd yn unol â defnydd BI, yr uwchgyllun cyffredinol ar gyfer y Parc.

## GWASANAETHAU

Mae gan y plotiau y gallu i gysylltu i gyfleustodau. Manylion llawn ar gais.

## TÂL GWASANAETH

Cyflwynir tâl gwasanaeth stad i dalu am unrhyw gostau cyffredin a rennir ar y stad

## AMODAU SAFLE/PECYN GWYBODAETH

Gellir cael rhagor o wybodaeth am y safle a'r gwasanaethau sydd ar gael ar gais.

## GWYBODAETH

Pob datblygiad i gydymffurfio â pholisi adeiladau cynaliadwy Llywodraeth Cymru.



## GWYBODAETH BELLACH

Am ragor o wybodaeth cysylltwch â'r unig asiant:



**Ben Bolton**

029 2034 6376

[ben.bolton@coark.com](mailto:ben.bolton@coark.com)



Llywodraeth Cymru  
Welsh Government

"Mae Cooke & Arkwright, ar eu rhan eu hunain ac ar ran gwerthwyr neu brydleswyr yr eiddo hwn y maent yn asiant ar ei gyfer, yn hysbysu'r canlynol: (i) amlinellid cyffredinol yn unig yw'r manylion hyn, fel canllaw ar gyfer darpar brynwyr neu denantiaid, ac nid ydynt yn gontract neu'n gynnig cyfan nac yn rhan o un; (ii) ni all Cooke & Arkwright warantu cywirdeb unrhyw ddisgrifiad, dimensiynau, cyfeiriadau at gyflwr, caniatadau angenrheidiol ar gyfer defnydd a meddiannaeth a manylion eraill sydd wedi'u cynnwys yma ac ni ddylai darpar brynwyr neu denantiaid ddbynnu arnynt fel datganiad o ffaith a rhaid iddynt fodloni eu hunain parthed eu cywirdeb; (iii) nid oes gan unrhyw gyflogai Cooke & Arkwright awdurdod i wneud unrhyw ddatganiad neu roi gwarant neu lunio contract o unrhyw fath parthed yr eiddo; (iv) gall y rhenti a ddyfynnir yn y manylion hyn fod yn amodol ar TAW yn ychwanegol; (v) ni fydd Cooke & Arkwright yn atebol, o ganlyniad i esgeulustod neu fel arall, am unrhyw gollod sy'n deillio o ddefnydd y manylion hyn; ac (vi) nid yw cyfeiriad at unrhyw gyfarpar, peiriannau, offer, gwasanaethau, gosodiadau neu ffitiadau yn yr eiddo yn ddatganiad (oni nodir yn wahanol) ynghyd â'i gyflwr neu ei fod yn gallu cyflawni'r swyddogaeth a fwriadwyd ar ei gyfer. Dylai darpar brynwyr/denantiaid fodloni eu hunain ynghyd â pha mor addas yw eitemau o'r fath ar gyfer eu gofynion."

**Mehafin 2018**

Dylunio gan Martin Hopkins Caerdydd.

029 2046 1233 [info@martinhopkins.co.uk](mailto:info@martinhopkins.co.uk) [martinhopkins.co.uk](http://martinhopkins.co.uk)

13936/5/18

# St. Asaph Business Park

St. Asaph, Denbighshire LL17 0JD

**Development Plots From 0.17 Hectares  
(0.42 Acre) Up to  
1.82 Hectares (4.5 Acres)**

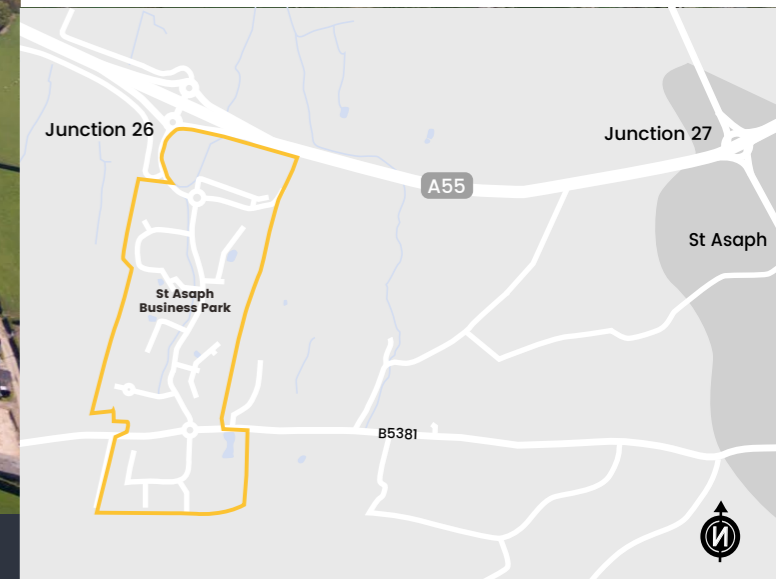
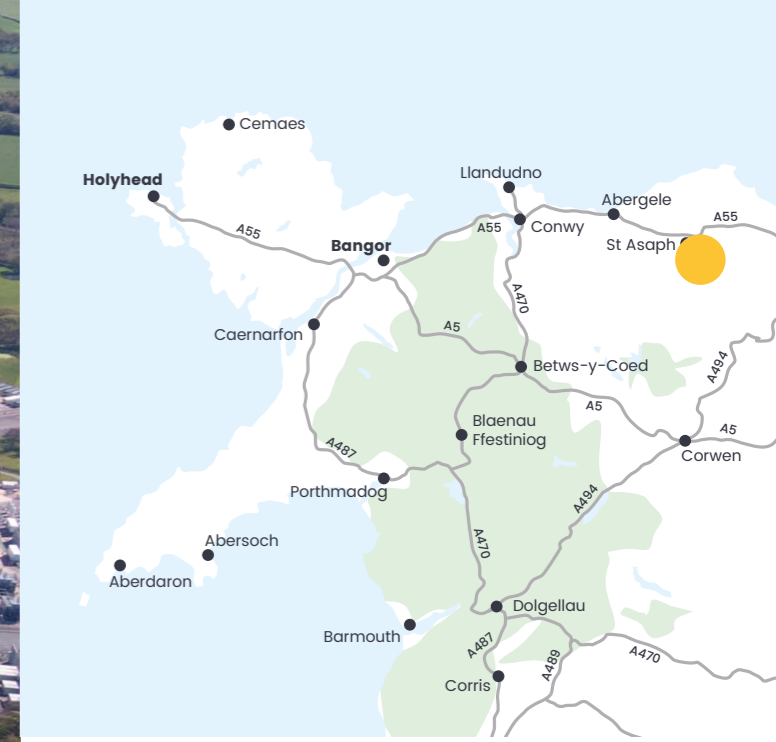
Located On North Wales Premier  
Business Park A Series Of Serviced  
Development Plots For BI Office Use.



Llywodraeth Cymru  
Welsh Government



INDICATIVE LAYOUT



# St. Asaph Business Park

St. Asaph, Denbighshire LL17 0JD

## LOCATION

St. Asaph Business Park is located at J26 of the A55 North Wales expressway.

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

## DESCRIPTION

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. The sites offer a broad range of development opportunities suitable for B1 uses including offices/call centre/research & development uses.

The sites are serviced and accessed off an established road network.

## TIER 1 AREA STATUS

The sites are within a Tier 1 funding area. Under EC rules Welsh Government can offer additional financial support to qualifying projects.



**Development Plots From 0.17 Hectares (0.42 Acre) Up to 1.82 Hectares (4.5 Acres)**

## SITES AVAILABLE

<b>C7</b> 4.54 Acres	<b>C2a</b> 2.12 Acres
<b>C1a</b> 2.25 Acres	<b>C2b</b> 1.01 Acres
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# St. Asaph Business Park

St. Asaph, Denbighshire LL17 0JD

## TENURE

Long leasehold - new 250 year.

## TERMS

The sites are available for sale subject to development agreement and confirmation of design and use in accordance with B1 use, the overall masterplan for the park.

## SERVICES

Plots have the ability to connect into the mains services. Full details on request.

## SERVICE CHARGE

An estate service charge will be implemented to cover any common, shared estate costs.

## SITE CONDITIONS/INFORMATION PACK

Further information on the site and services available on request.

## INFORMATION

All developments to comply with Welsh Government's sustainable buildings policy.



## FURTHER INFORMATION

For further information contact the sole agents:



**Ben Bolton**

029 2034 6376

[ben.bolton@coark.com](mailto:ben.bolton@coark.com)



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June 2018

Design by Martin Hopkins Cardiff.

029 2046 1233 [info@martinhopkins.co.uk](mailto:info@martinhopkins.co.uk) [martinhopkins.co.uk](http://martinhopkins.co.uk)

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