

Lambert  
Smith  
Hampton

# Red Cross House | North Wales Business Park

| Abergele | LL22 8LJ |

For  
Sale



/// [admiral.encodes.couch](http://admiral.encodes.couch)

Modern Two Storey Self-contained Offices – 5,329 (Sq Ft)






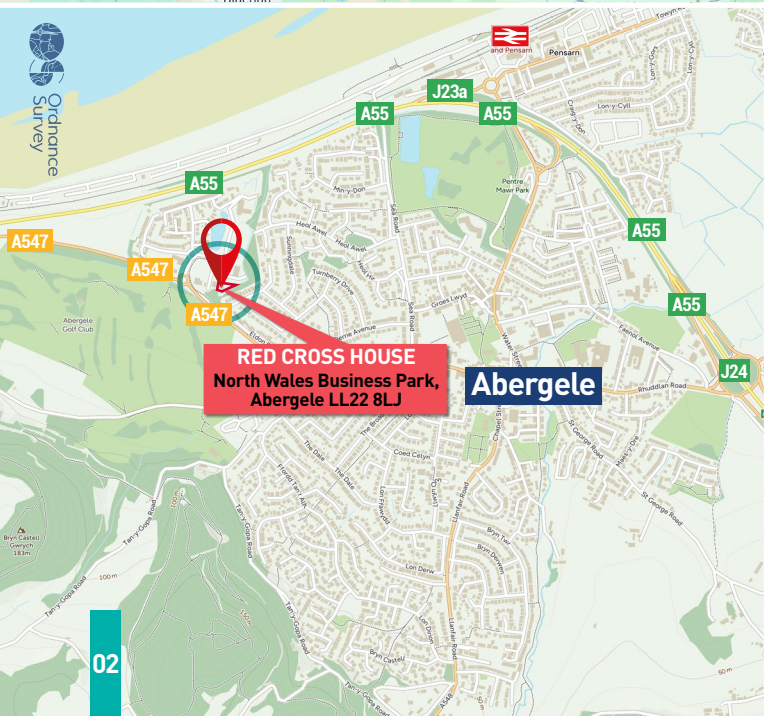
## Location & Situation

The property is located on the established North Wales Business Park ([www.nwbp.co.uk](http://www.nwbp.co.uk)) in Abergele, within 1 mile of the town centre to the West. The Park is located on the A547 which links East via Abergele and West via Llandudlas to the A55 North Wales Expressway offering excellent connectivity across North Wales and North West England.

Occupiers across the park include Arch Dental, St John Ambulance, Unison and Spire Hospital.

Distances to major local cities as below:

-  Chester – 34 miles East
-  Liverpool – 41 miles North East
-  Wrexham – 36 miles South



## Description

Developed in 2007, the property comprises a purpose built detached two storey office with 21 car parking spaces. The property is finished to a good specification including:

- ✔ BREEAM Excellent
- ✔ Mix of open plan and office/meeting rooms
- ✔ Suspended ceiling with LED lighting
- ✔ Perimeter trunking
- ✔ Disabled toilets and shower room
- ✔ Lift access between ground and first floors
- ✔ Kitchen/break out
- ✔ Gas fired wall heaters







## Viewing and Further Information

The site is open to see from the public highway, however on-site inspection is strictly by appointment with the sole selling agent LSH.

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## Anti-Money Laundering

The purchaser will need to be validated for money laundering regulations.

## Accommodation

Floor Area	(Sq Ft)
Ground	2,667
First	2,662
<b>Total</b>	<b>5,329</b>

## EPC

The property has an EPC rating of **B47** valid until 20 September 2032.

## Business Rates

The property has a rateable value of £40,500. Interested parties are advised to speak with the Local Authority for further information.

## VAT

The property is not elected for VAT.

## Legal costs

Each party is responsible for the payment of their own legal costs.

## Tenure

The property is held **Long Leasehold for 125 years** from **09 July 2023** under Title Number **CYM404537**.

## Purchase Price

**£595,000.**

**SUBJECT TO CONTRACT**