

# location, location, location



## North Wales Business Park, Abergele

- Development  
of 3 detached buildings of 5000 sq ft ( 464.5 sq m) NIA
- Use  
Offices B1 (a) and B1 (b).
- Flexible  
term leases or possible sale.
- Close  
proximity to A55

[www.nwbp.co.uk](http://www.nwbp.co.uk)

## Location

The buildings are located on the North Wales Business Park, immediately to the west of Abergele on the A547, accessible from junctions 23 & 24 off the A55. The A55 is the main dual carriageway link between North Wales and the national motorway network, running from Holyhead on Anglesey in the west to Queensferry /Chester in the east.

Approximate travel times from Abergele are as follows:

Chester - 35 mins

Manchester airport - 75 mins

Liverpool airport - 60 mins

London - 180 mins

## Description

The three detached buildings are clustered around an attractive landscaped courtyard and each building provides approximately 5000 sq ft (464.5 sq m) of net lettable space and 21 car parking spaces.

The specification includes:

- Gas central heating
- Suspended ceiling incorporating recessed lighting
- Perimeter trunking for power and data
- Lift
- Toilets (including disabled and shower facilities) on each floor
- Painted plaster walls
- Optional air conditioning



## Planning/use

The buildings have consent for B1 (a) (offices) and B1 (b) (R & D facilities) use categories and have been designed to appeal to SME's.

## Terms

The buildings are available to rent as a whole or in suites on flexible terms. Consideration will also be given to selling the buildings on long leasehold terms.

## Grant assistance

Grant assistance may be available to qualifying companies. Further details upon application.

## VAT

The buildings will be subject to VAT.

## Further information

Please contact Robert Diggle at Edward Symmons on tel: 0151 236 8454 fax: 0151 236 6679

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or

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Area Map



### North Wales Business Park Building location plan

5200 - Leased to Worldspan International Plc & National Farmers Union Insurance

5325, 5350, 5375 - Available

Misrepresentation Act 1967

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
  - (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, North Wales Technology Park Ltd or their servants. It is for the Purchaser or as the case may be Lessee (the 'Purchaser') to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
  - (3) The vendor does not make or give and neither North Wales Technology Park Ltd nor its servants has any authority, express or implied, to make or give any representation or warranties in respect of the property.
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- Note: North Wales Technology Park Ltd has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. the purchaser is responsible for making his own enquiries in this regard.