

ASH COURT

Parc Menai, Bangor, LL57 4DF

To Let High Quality Offices
Generous dedicated car parking

330 Sq Ft To 4,000 Sq Ft
(31Sq M to 372 Sq M)



- High specification
- Self contained
- On site car parking
- Flexible lease options



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Location

Ash Court is located on the prestigious Parc Menai business park opposite the junction of Ffordd Y Llyn and Ffordd Gelli Morgan.

Parc Menai is set in mature parkland of 75 acres (30 hectares) and is strategically located adjacent to the junction of the A487(T) with junction 9 of the A55. The nearby university city of Bangor has a population of approximately 116,000 and 2 higher education institutions. With a well educated population in the travel to work area there is ready access to a wide range of skills. Parc Menai features a number of useful facilities, including a crèche and the Parc Britannia hotel and restaurant.

Description

The Business Quarter units form part of the larger Parc Menai business park and provides high quality office accommodation in self contained units of 1,980 to 4,000 sq.ft. (184 to 372 sq.m.), or split units of 330 to 920 sq.ft. (31 to 85 sq.m.).

Flexibility

Units can be let individually or adjacent units can be interconnected at ground or first floor level

Lease Terms

Lease from 12 months upwards

Service Charge

A service charge is payable

VAT

All figures quoted are exclusive of VAT

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

Viewing

Strictly by appointment with the sole agents, Legat Owen.



Specification

Each office is finished to a high specification to include the following:

- Suspended Ceilings
- Recessed Category II Lighting
- Perimeter Trunking
- Double Glazing
- Carpeted Throughout
- Fitted Kitchen (shared in split units)
- Fire and Burglar Alarms to Each Building
- Generous private dedicated car parking
- Potential for high speed fibre optic connections

