

BOWEN COURT

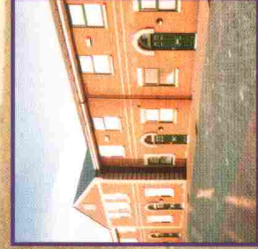
BOWEN COURT

ST. ASAPH

- ⊕ High specification offices
- ⊕ Self contained
- ⊕ On site car parking
- ⊕ Flexible lease options
- ⊕ Inclusive rents available

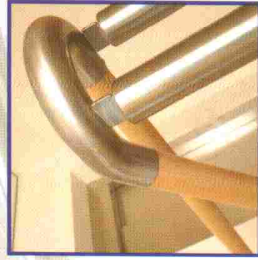


Business
Quarter



330 SQ.-FT. TO 2,575 SQ.-FT.

Business Quarter



BOWEN COURT ST. ASAPH

DESCRIPTION

The Business Quarter units form part of the larger Bowen Court office scheme, which provides offices from 330 to 6,250 sq.ft. (31 to 581 sq.m.). The Business Quarter units provide high quality office accommodation in self contained units of 1,980 to 2,575 sq.ft. (184 to 239 sq.m.) or split units of 330 to 920 sq.ft. (31 to 85 sq.m.). The Business Quarter is designed to provide flexible office space, with leasing options being focused on maximum flexibility. On site car parking is also provided at a generous ratio.

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
- Fire and Burglar Alarms

LEGAL COSTS

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

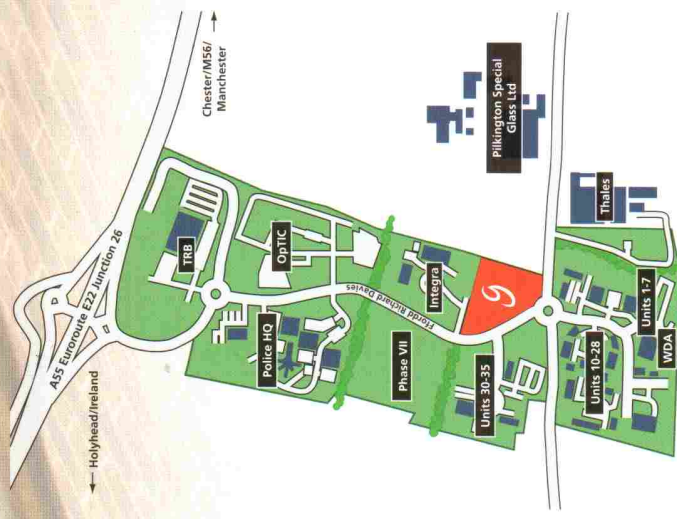
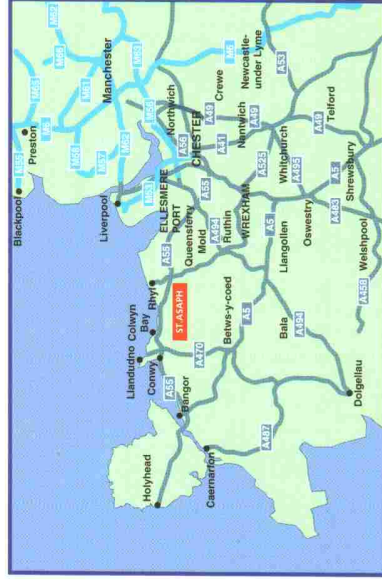
LEASE TERMS

Leases will be contracted out of The Landlord and Tenant Act 1954, and will be inclusive of rent, plot and estate service charges and building insurance. For units of 1,000 sq ft or less, the cost of electricity, heating and water are also included within the rent. Leases are available from 12 months upwards.

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LOCATION

St Asaph Business Park is located on the west side of St Asaph and has the benefit of direct access to Junction 26 of the A55 Expressway. The A55 provides a link to Wrexham, Chester and the national motorway network (M56 and M53) to the east. The A55 also provides direct access to the port of Holyhead to the west, for ferry services to the Republic of Ireland.



VAT

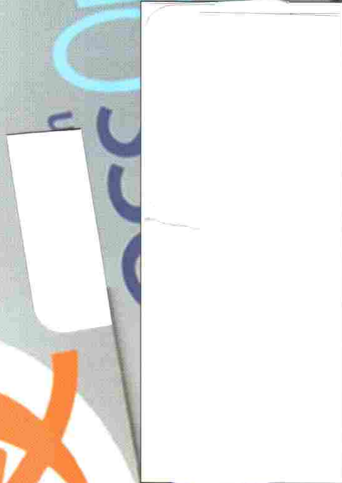
Any figures are quoted exclusive of, but will be liable to VAT.

VIEWING

Strictly by way of appointment with the sole agents or Gladman Developments.

UNITS/CAR SPACES

Unit (GIA)		Car Spaces
sq.ft	sq.m	
330	30.65	2
570	52.95	2
740	68.74	3
920	85.47	4
1,980	183.95	7
2,150	199.74	8
2,575	239.23	9



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