

UNIT 1, CILMEDW WAY LLANGOLLEN, LL20 8AG

TO LET – MAY SELL

- Modern Headquarters Building
- Industrial, Warehouse & Office Accommodation
- Extensive car parking and yard space
- 4,504 sq m (48,481 sq ft)
- Site area 0.96 hectares (2.37 acres)
- **BREEM RATED**



Chester

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LOCATION

Llangollen is an important town which lies on the bank of the River Dee, approximately 12 miles to the west of Wrexham. The town has a residential population of approximately 4,000 and serves as a commercial centre for the large surrounding rural community.

Llangollen is a major tourist attraction particularly in the summer months being the centre of many outdoor pursuits in the surrounding countryside. It also has a visitor attraction such as the Steam Railway and lies on the Shropshire Union Canal.

Road communications are good, the property lies immediately adjacent to the A5, which leads to Corwen, whilst to the east access to the A483 T can be via the A5, which then leads onto the A55 North Wales Expressway, and Motorway Network beyond, via the M53 to the north. To the south, the main A5 road links to the M54.

Please refer to location plan.



DESCRIPTION

The property comprises a purpose built detached industrial/warehouse and office headquarters building, constructed in approximately 2015.

The property is built to **BREEAM** standard, and extends to 4,504 sq m (48,481 sq ft) on a self contained site of 2.37 acres.

The specification is as follows.

- Substantial steel portal frame with insulated profile sheet panels
- Blockwork to a height of 2 metres within the industrial/warehouse area
- Excellent office accommodation at ground and first floor
- Good quality concrete floors
- Self contained site
- Extensive car parking and yard space
- Up to 1,500 KVA available

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ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code Of Measuring Practice on a gross internal basis:

	SQ M	SQ FT
Office	712.06	7,665
Warehouse	3,792	40,817
Total	4,505	48,482
5.95 m to eaves		
5.31 m to haunch		

RENTAL

£195,000 per annum exclusive.

RATES

The property has two Rating Assessments, and further information can be made available from the Agents.

SERVICES

All main services are understood to be connected to the property subject to statutory regulations.

The current electrical supply to the property is 500 KVA, albeit we are informed that a capacity of up to 1,500 KVA can be made available – further information from the Agents.

VAT

The rental and lease costs would be subject to VAT.

EPC

The Energy Performance Asset Rating for this property is A - Certificate Reference Number: 9900-7989-0344-6490-9080.

A full copy of the Energy Performance Certificate is available upon request from the agents.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. REF: JAN21

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SUBJECT TO CONTRACT

IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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