

**PARC BRITANIA
BANGOR
LL57 4FB**

TO LET

- High specification warehouse/industrial unit
- Available now
- 131,120 sq ft (12,181 sq m)
- 11.90 metres to eaves
- Expansion land potential
- Video viewing available



PARC BRITANNIA

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LOCATION

Brittania Park is located close to the entrance to Parc Menai Business Park - regarded as one of the regions premier business locations.

Parc Menai is located adjacent to Junction 9 of the A55 North Wales Expressway, and a short distance drive from the University City of Bangor.

Please refer to location plan.



Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

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DESCRIPTION

The property was constructed in 2002 and comprises a detached warehouse facility, fronted by a two-storey office block.

The building is constructed of steel portal frame, and clad with plastic coated insulated panels, beneath a pitched roof, clad with similar material, to include extensive light panels.

The Warehouse

The warehouse has a dedicated servicing yard, that is concrete surfaced, and access to the warehouse is via two roller shutter doors, and six dock level loading doors.

The warehouse has an eaves height of 11.90 metres, with 10.53 to haunch and 13.4 to apex. The warehouse is extensively fitted out with racking, and further information relating to the racking system is available through the Agents.

The Offices

The office block provides three storeys of accommodation, the ground floor being ancillary accommodation to the warehouse space, whilst the upper ground floor provides extensive office accommodation, with the following features.

Reception area, Open plan offices, Private offices, Creche facility, Canteen & staff room, Male and female lavatory accommodation and lift to all levels. Please note the first-floor office accommodation is finished to shell specification.

Car Parking

To the front of the office accommodation is surfaced staff car parking providing 295 spaces.

Expansion Opportunity

Please note that in March 2016 planning consent was secured for an additional 75,000 sq ft of warehousing space. Further information is available from BA Commercial.

Plans

Plans relating to the overall building and site are available from BA Commercial.



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ACCOMMODATION/AREAS

Description	Sq m	Sq ft
Lower Ground Floor Warehouse and Ancillary	9,517	102,443
Ground Floor Reception, Offices, Canteen and WC's	1,325	14,262
First Floor Meeting Room and Ancillary Space	1,339	14,415
Gross Interna Area	12,181	131,120

The docking and loading area has a depth of 30.88 metres and includes two roller shutter doors with dimensions of 4 wide x 5.2 tall. There are also six loading bay shutter doors with dimensions of 2.98 wide x 3.6 tall.

RENTAL

£500,000 per annum

LEASE

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed to include regular rent reviews.

RATES

The VOA website confirms the property has a Rateable Value of £230,000.

Interested parties are advised to contact the Local Rating Authority, Gwynedd County Council.

SERVICES

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

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

The Energy Performance Asset Rating for this property is C (62). 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: DEC20

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07771912456

howard.cole@bacommercial.com
07387 647578

SUBJECT TO CONTRACT

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