

**DESIGN & BUILD, NEW VISION BUSINESS PARK  
GLASCOED ROAD, ST ASAPH BUSINESS PARK  
ST ASAPH, LL17 0LP**

**TO LET**

- Design & Build Opportunities
- High Profile Business Park Location
- Excellent Transport Links
- Sites Ranging from 0.55 Acres To 0.74 Acres
- Suitable For A Variety Of Users



# DESIGN & BUILD, NEW VISION BUSINESS PARK

## GLASCOED ROAD, ST ASAPH BUSINESS PARK

### ST ASAPH, LL17 0LP

#### LOCATION

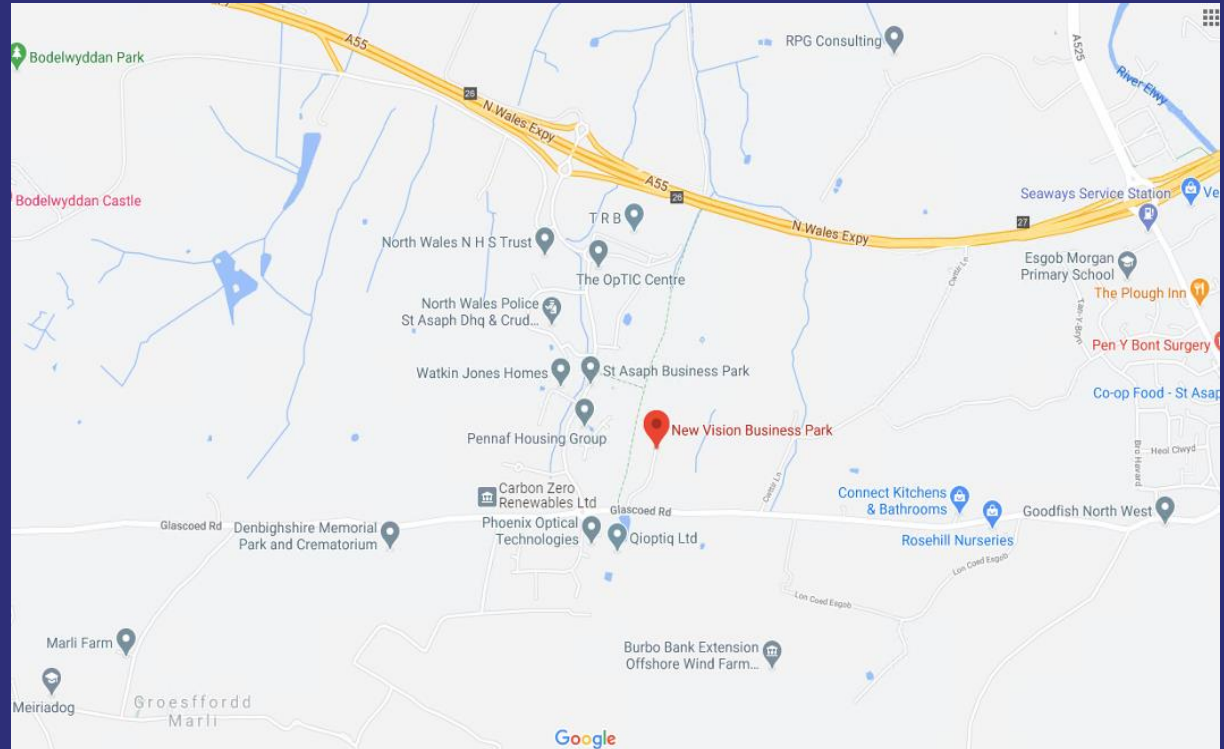
New Vision Business Park is located within St Asaph Business Park which has been developed over the past 25 years and is now widely regarded as one of the premier business parks within North Wales, providing in excess of 800,00 sq ft of high tech offices and business space.

The park benefits from a direct connection to junction 26 of the A55 which provides a dual carriageway route across North Wales, from Chester (29 miles to the east) to the port of Holyhead (56 miles to the west).

St Asaph Business Park has attracted substantial occupiers in recent years including:

- Glyndwr University
- NHS
- North Wales Police
- Watkin Jones
- Mackenzie Jones Solicitors
- Pure Residential & Commercial

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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## GLASCOED ROAD, ST ASAPH BUSINESS PARK

### ST ASAPH, LL17 0LP

#### DESCRIPTION

The available plots form part of the New Vision Business Park scheme, which has been developed by Pure Residential & Commercial.

The scheme comprises high quality modern office and hybrid accommodation which has attracted a number of regional occupiers in recent years.

The available plots will provide bespoke design and build opportunities and further information can be provided by the letting agents.

#### ACCOMMODATION AREAS

	Sq ft	Acres
Plot 2	32,600	0.74
Plot 3	27,200	0.62
Plot 5	26,200	0.60
Plot 6	24,000	0.55
Plot 7	25,600	0.58
Plot 8	31,800	0.73

#### RENTAL

Upon application.

#### LEASE

The design and build opportunities will be available by way of new Full Repairing and Insuring leases for a period of years to be agreed.

#### VAT

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

#### 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: SEP21**

#### Fraser Crewe

[fraser.crewe@bacommercial.com](mailto:fraser.crewe@bacommercial.com)

#### Howard Cole

[howard.cole@bacommercial.com](mailto:howard.cole@bacommercial.com)

07387 647578

**SUBJECT TO CONTRACT**

#### Chester

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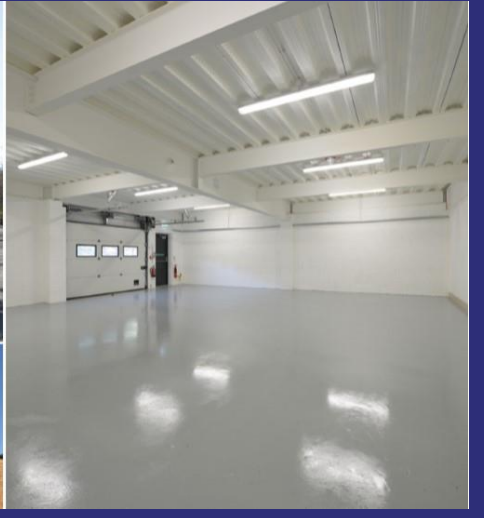
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**new VISION BUSINESS PARK**  
GLASCOED ROAD, ST.ASAPH BUSINESS PARK,  
ST.ASAPH, DENBIGHSHIRE. LL17 0LP

**PLOT 1** (32,600 SQ.FT)  
**PLOT 2** (32,600 SQ.FT)  
**PLOT 3** (27,200 SQ.FT)  
**PLOT 4** (26,200 SQ.FT)  
**PLOT 5** (26,200 SQ.FT)  
**PLOT 6** (24,000 SQ.FT)  
**PLOT 7** (25,600 SQ.FT)  
**PLOT 8** (31,800 SQ.FT)

**new VISION BUSINESS PARK HIGH QUALITY OFFICE AND WAREHOUSE ACCOMMODATION**

**DESIGN AND BUILD OPPORTUNITIES**  
Design & Build / bespoke properties can be made available to an occupiers specific requirements.

## 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:

- i. 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.
- ii. 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.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

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