

PLOT 7 TRE MORFA ENTERPRISE PARK, CONWY MORFA ENTERPRISE PARK, PARC CAER SEION, CONWY, LL32 8FA

FOR SALE

- Industrial Development Opportunity
- Well Located - Close To A55 Junction
- Outline Planning Obtained
- Total Site Area 1.12 Acres (0.45 Hectares)
- Available Now - All Enquiries



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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LOCATION

Tre Morfa Enterprise Park is a newly developed industrial estate located just off Conwy Morfa Enterprise Park, which is well positioned immediately alongside the A55 with direct connections to Junction 17, thus enjoying superb accessibility throughout North Wales, the Port of Holyhead and to Chester, and the national motorway network.

Conwy Morfa Enterprise Park is a small modern quality Business Park, with major occupiers on the Estate including:

- Pharma Group
- Co-ordinated Surveys
- North Wales Fire & Rescue Service
- CGG Smart Data Solutions
- Synlab Group

Please refer to location plan.



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DESCRIPTION

The site comprises a development land opportunity for a variety of uses subject to the appropriate planning consent.

ACCOMMODATION/AREAS

ACRES	HECTARES
1.12	0.45

TENURE

The long leasehold interest is available to purchase for a 125-year period at a purchase price of £200,000.

SERVICE CHARGE

A service charge is levied to cover the upkeep and maintenance of the common areas, and this can be provided by the agent.

RATES

The Rates will be assessed upon Practical Completion and a guide can be provided by the Agent.

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.

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.

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:HC/DEC21

howard.cole@bacommercial.com 07387 647578

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SUBJECT TO CONTRACT



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UNDEB EWROPEAIDD
EUROPEAN UNION



Llywodraeth Cymru
Welsh Government

**Cronfa Datblygu
Rhanbarthol Ewrop
European Regional
Development Fund**

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