

UNIT 1, TRE MORFA ENTERPRISE PARK, CONWY, LL32 8FB

TO LET

- Headquarters Premises
- Modern Specification
- Showroom/Shop
- Storage & Office
- Secure Yard
- Car Parking
- 1,817 Sq M (19,567 Sq Ft)
- May Split



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 property comprises of a two storey new build detached purpose built industrial premises constructed of steel portal frame and finished to a good specification including:

- Plastic coated insulated panels
- Natural light panels
- Air conditioning
- Showroom/shop
- Secure yard
- Roller shutter door

ACCOMMODATION/AREAS

Floor	Sq m	Sq ft
Ground	908.38	9,777
First	909.61	9,790
Total (GIA)	1,817	19,567

RENT

Upon application.

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

RATES

To be re-assessed.

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 A - Certificate Reference Number: 9895-6242-9971-5058-7378.

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. APR22

Howard Cole- howard.cole@bacommercial.co

SUBJECT TO CONTRACT

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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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