

**55 Ffordd William Morgan**

**St Asaph, LL17 0JG**



## **HQ OFFICE TO LET**

- Offices fitted out to an excellent specification
- Available as whole but may split
- Located in the heart of St Asaph Business Park
- Ample car parking
- Close to the A55 Expressway

### **Chester**

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

**T** 01244 351212

**E** [enquiries@bacommercial.com](mailto:enquiries@bacommercial.com)

### **North Wales**

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

**T** 01745 330077

**W** [www.bacommercial.com](http://www.bacommercial.com)

# 55 Ffordd William Morgan

## ST ASAPH, LL17 0JG

### LOCATION

The office is located in the heart of St Asaph Business Park in an excellent location, close to the A55.

The location can be more readily identified from the attached plan.

### DESCRIPTION

The property comprises a self-contained three storey building fitted out to a high specification. There is ample car parking adjacent to the building. The building is fully DDA compliant and can be let in part or as a whole.

### ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
Ground floor	390.18	4,200
First floor	390.18	4,200
Second floor	390.18	4,200
<b>Total</b>	<b>1170.54</b>	<b>12,600</b>

### RENTAL

£11 per sq ft

### RENT DEPOSIT

A rent deposit may be requested depending on credit check.

### LEASE

The office is available on a new full repairing and insuring lease for a term of years to be agreed.

### RATES

The VOA website confirms the whole property has a Rateable Value of £77,500.

Interested parties are advised to contact the Local Rating Authority, Denbighshire County Council, Business Rates Department.

### EPC

The Energy Performance Asset Rating for this property is C-54.

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

### 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: June 2022

[Dan.wild@bacommercial.com](mailto:Dan.wild@bacommercial.com) 07701 049826

[Mindy.bishop@bacommercial.com](mailto:Mindy.bishop@bacommercial.com) 07425 820035

**SUBJECT TO CONTRACT**

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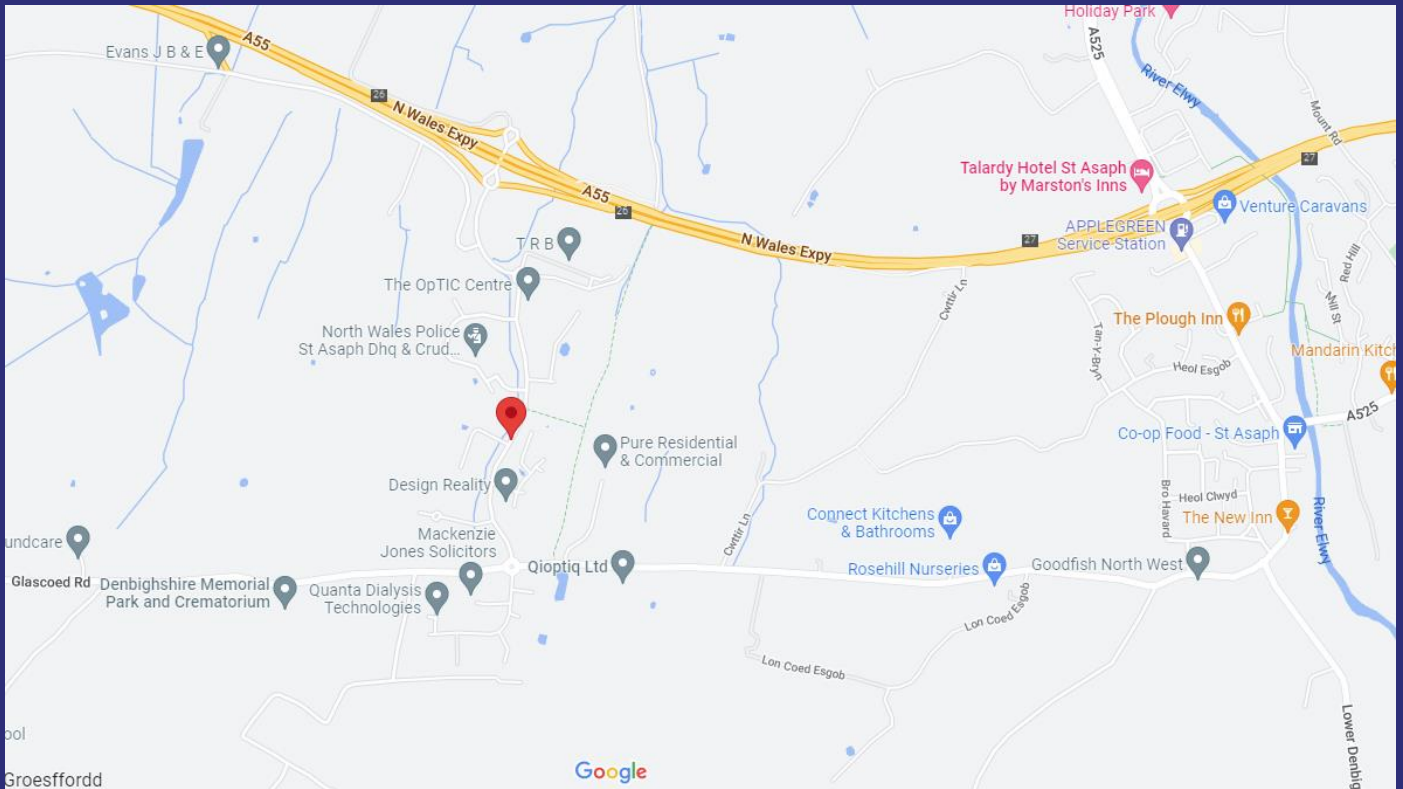
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## IMPORTANT NOTICE

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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