

TO LET

**BUILDING 3, MOLD BUSINESS PARK,
WREXHAM ROAD, MOLD, CH71XP**
Modern Office Suites

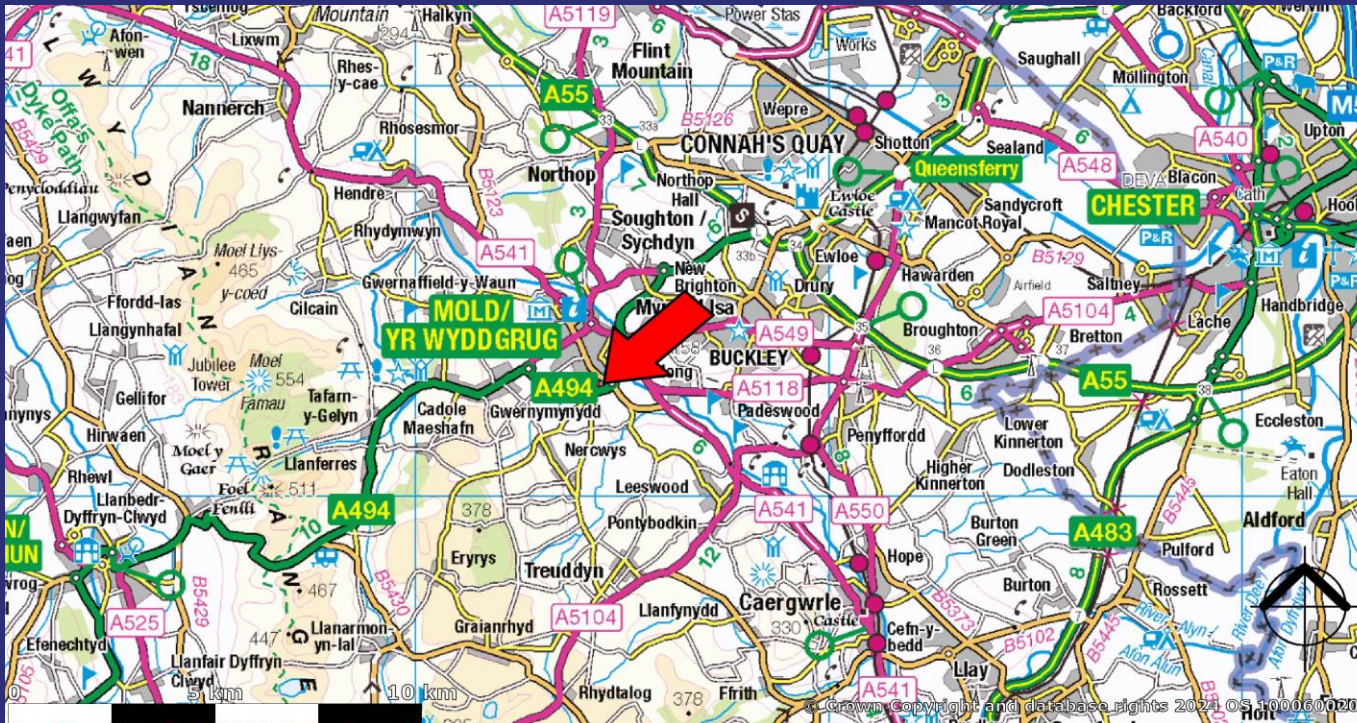


LOCATION

Mold is located in North Wales, approximately 13 miles to the west of Chester and 12 miles to the northwest of Wrexham, the town is approached via the A55 North Wales Expressway, via the A494.

The property is located on the established Mold Business Park, which has attracted a number of national, regional and local companies.

Please refer to location plan.



- **Modern Office Suites**
- **Popular Business Park**
- **Close to A55 Junction**
- **Immediately Available**
- **Nil Rates Payable For Qualifying Businesses**

DESCRIPTION

The property comprises an established modern business centre providing a range of small suits with reception/entrance area, ground and first floor kitchen and wc facilities, DDA compliant lift access and generous on-site car parking.

The suites benefits from the following:

- Air conditioning
- Part open plan and cellular accommodation
- Carpeting throughout
- Perimeter trunking
- LED lighting
- Electric radiators

ACCOMMODATION/AREAS & RENTAL

Suite	Sq Ft	Rent Pcm
3	272	£295.00
5	126	£140.00
13	105	£115.00

LEASE

Suites within Building 3 are available by way of flexible “easy in easy out” lease agreements for a minimum period of one year or by longer lease upon negotiation.

SERVICE CHARGE

The property is maintained and looked after to a high standard, and the current service charge equates to £5.00 per sq ft annum. Please note that electric is not included and charged separate.

RATES

No rates payable to qualifying businesses.

EPC

The Energy Performance Asset Rating for this property is C

VAT

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

LEGAL COSTS

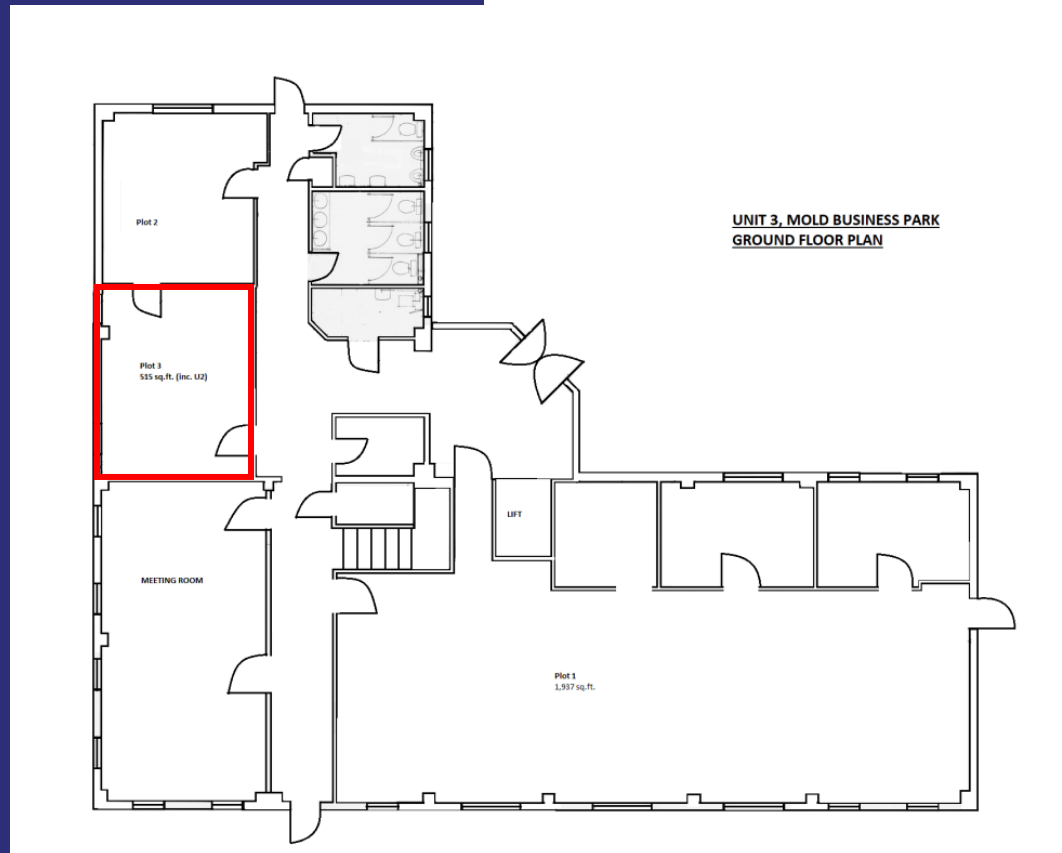
Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

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.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed 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.



VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.



Howard Cole

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SUBJECT TO CONTRACT

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:

- 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.
- 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.
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