

**FOR SALE/
MAY LET**

**INDUSTRIAL WAREHOUSE UNITS
BRYN CLOGWYN
LLANDEGAI, BANGOR, LL57 4BG**



LOCATION

Bryn Cegin is located in a strategic location in close proximity to Junction 11 of the A55 North Wales Expressway, Bangor, in close proximity to the well established Llandegai Industrial Estate.

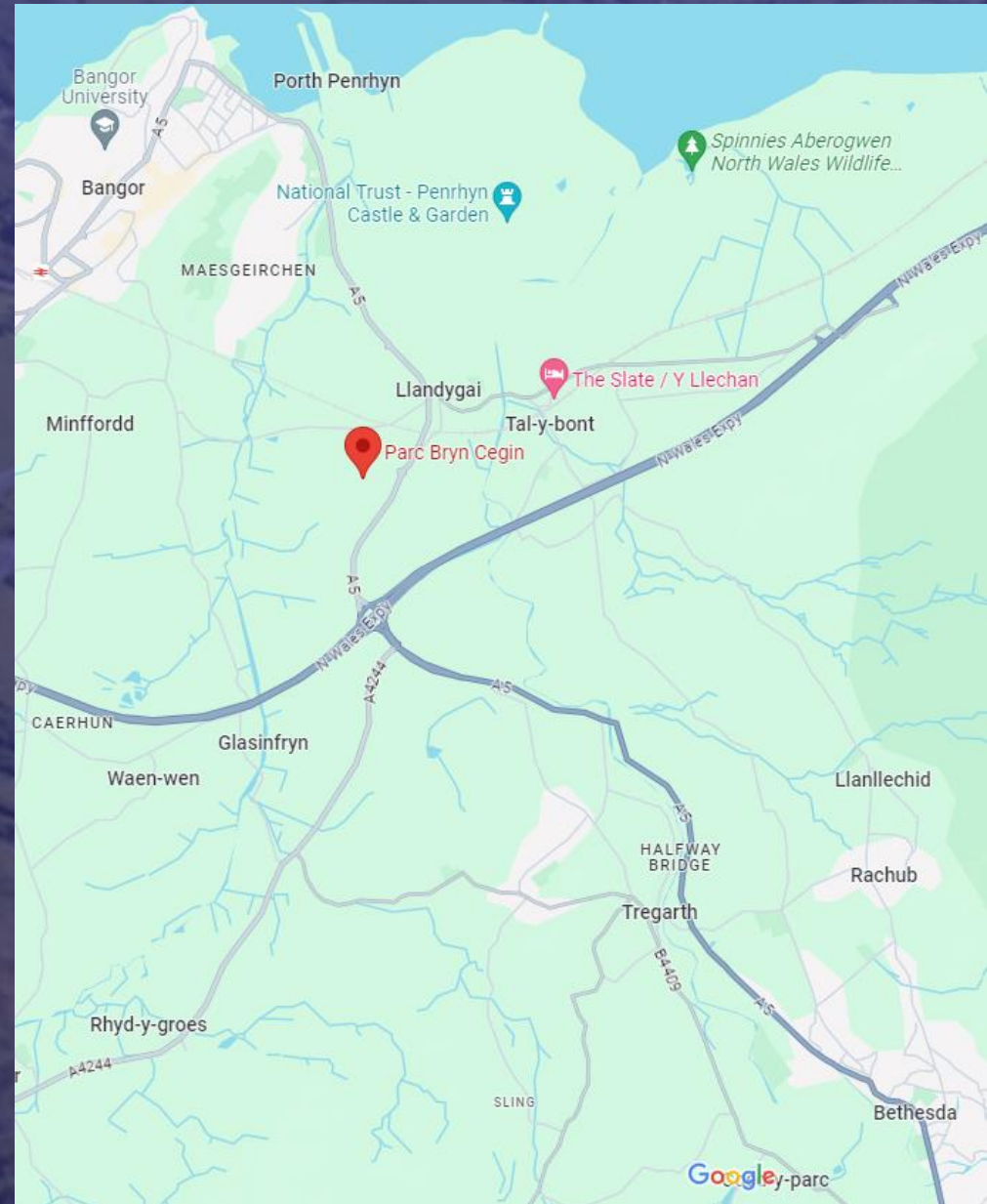
Bangor is a university city located in the county of Gwynedd. The city lies on the Northwest coast approximately 25 miles east of Holyhead, 22 miles west of Llandudno, 10 miles northeast of Caernarfon and 31 miles west of Chester

The city benefits from its excellent communication links, with the A55 North Wales Express Way linking to the M56 and M53 motorways to the east, and the A5 providing a link to mid wales. Bangor Railway Station is located on the North Wales coastline which provides direct access to Holyhead in 30 minutes and both Chester and Crewe in one hour ten minutes and one hour 30 minutes, respectively. Services to London are available with journey times of approximately 3 hours 30 minutes.

Bangor is the principal city on the Lynn Peninsula, and given its excellent transport links, serves as the main retail destination for a number of surrounding towns. This provides Bangor with a large catchment area and a captive retail/trade audience, which is supplemented by a significant student population.

It has a population within the Bangor primary catchment area is 168,000 people, which is significantly above the PROMIS small town average which increases to over 306,000 who view Bangor as their main shopping destination.

Please refer to location plan.





A55 North Wales Expressway

Llandegai Industrial Estate

**Clogwyn
Bryn**

DESCRIPTION

Industrial units up to 40,000 sq ft, can be made available upon Plots 3 & 4 Bryn Clogwyn.

There is flexibility in the size and configuration subject to negotiations and the building will benefit from the following key features.

- **Portal frame construction**
- **Profile metal clad elevations and roof**
- **Roller shutter and pedestrian access**
- **Yard areas**
- **On site car parking**

At this early stage of the development an occupiers specific requirement can be incorporated into the scheme.

PURCHASE PRICE

Upon application

SERVICE CHARGE

A service charge will be payable to contribute in the usual way for upkeep and maintenance of the estate and common areas. Further information available upon request.

LEASE

The property is available on new Full Repairing and Insuring lease, for a term to be agreed.

RATES

A guide as to Rates Payable can be provided by the Agents.

SERVICES

All mains services are understood to be available or connected subject to statutory regulations.

ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice as follows.

	Sq m	Sq ft
Plot 3	840	9,040
Plot 4	840	9,040

VAT

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

EPC

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

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. **Please note that illustrations are Computer Generated Images and are an indication of the buildings that will ultimately be available – full specification available on request.**

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.

VIEWING

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



Fraser Crewe

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Howard Cole

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SUBJECT TO CONTRACT



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Proposed Site Plan
1 : 500

0m 10m 20m 30m 40m 50m
VISUAL SCALE 1:500



DRAWING REVISIONS		DATE	BY	CHK
REV	DESCRIPTION			

NOTES
DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.
ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK OR THE PRODUCTION OF ANY SHOP DRAWING. ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.
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CLIENT
Hillcliff Holdings Ltd.

PROJECT
Plateau 7, (Zone 7) Bryn Cegin Park,
Llandygai, Bangor LL57 4BG

DRAWING TITLE
Proposed Site Plan

DRAWING STATUS
Outline Planning Permission

SCALE 1 : 500 @ A1	DATE 09/10/2023
DRAWN BY MK	CHECKED BY CMD
JOB NO. SW0205	DWG NO. P(00)07
	REV.