

TO LET

**DESIGN & BUILD, NEW VISION BUSINESS PARK
GLASCOED ROAD, ST ASAPH BUSINESS PARK
ST ASAPH, LL17 0LP**



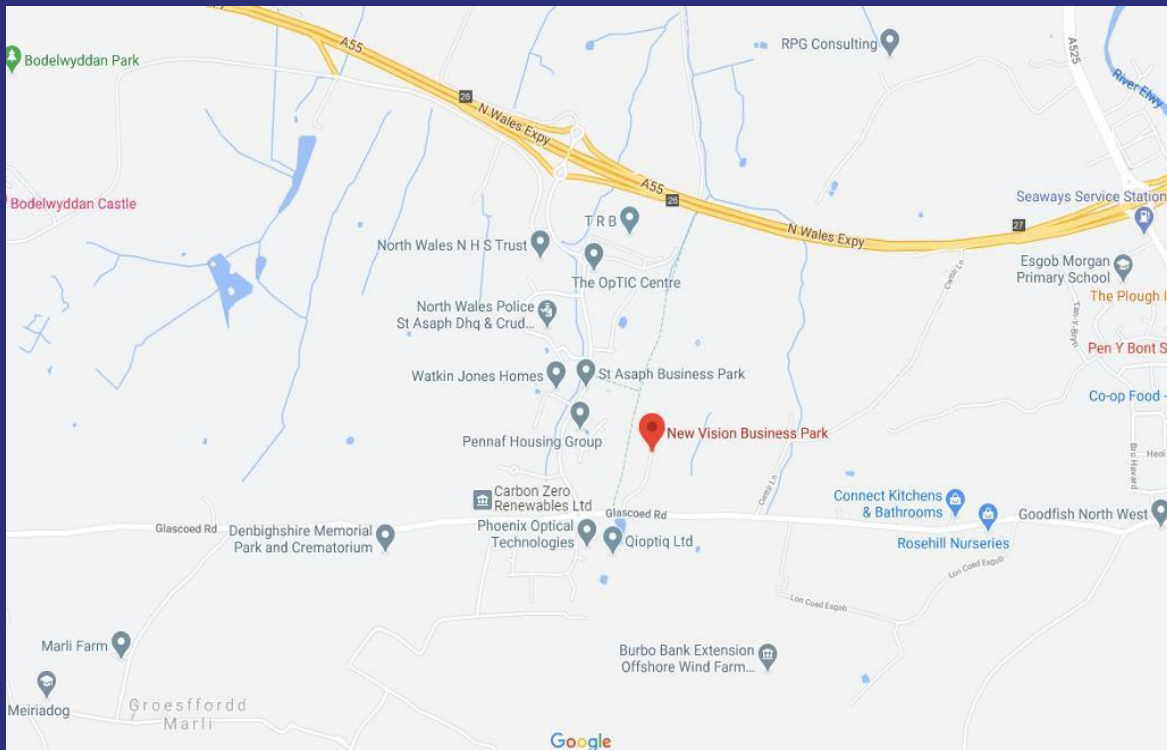
LOCATION

New Vision Business Park is located within St Asaph Business Park which has been developed over the past 25 years and is now widely regarded as one of the premier business parks within North Wales, providing in excess of 800,00 sq ft of high tech offices and business space.

The park benefits from a direct connection to junction 26 of the A55 which provides a dual carriageway route across North Wales, from Chester (29 miles to the east) to the port of Holyhead (56 miles to the west).

St Asaph Business Park has attracted substantial occupiers in recent years including:

- Glyndwr University
- NHS
- North Wales Police
- Watkin Jones
- Mackenzie Jones Solicitors
- Pure Residential & Commercial Please refer to location plan.



- **Design & Build Opportunities**
- **High Profile Business Park Location**
- **Excellent Transport Links**
- **Sites Ranging from 0.55 Acres To 0.74 Acres**
- **Suitable For A Variety Of Users**



DESCRIPTION

The available plots form part of the New Vision Business Park scheme, which has been developed by Pure Residential & Commercial.

The scheme comprises high quality modern office and hybrid accommodation which has attracted a number of regional occupiers in recent years.

The available plots will provide bespoke design and build opportunities and further information can be provided by the letting agents.

ACCOMMODATION/AREAS

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

	Sq ft	Acres
Plot 2	32,600	0.74
Plot 3	27,200	0.62
Plot 5	26,200	0.60
Plot 6	24,000	0.55
Plot 7	25,600	0.58
Plot 8	31,800	0.73

ASKING RENTAL

Upon application

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

LEASE

The design and build opportunities will be available by way of new Full Repairing and Insuring leases for a period of years to be agreed.

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.

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.



Howard Cole

howard.cole@bacommercial.com **07387 647578**



Fraser Crewe

fraser.crewe@bacommercial.com **07771 912456**

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:

- 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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www.bacommercial.com

new VISION BUSINESS PARK

GLASCOED ROAD, ST.ASAPH BUSINESS PARK,
ST.ASAPH, DENBIGHSHIRE. LL17 0LP



new
VISION BUSINESS PARK

**HIGH QUALITY
OFFICE AND WAREHOUSE
ACCOMMODATION**

DESIGN AND BUILD OPPORTUNITIES

Design & Build / bespoke properties can be made available to an occupiers specific requirements.