

# NORTH WALES BUSINESS PARK

[www.nwbp.co.uk](http://www.nwbp.co.uk)

RENT  
FROM  
**£5 PER  
SQ FT**

- FLEXIBLE HIGH QUALITY SPACE TO BREEM EXCELLENT STANDARD •
- EASY ACCESS TO A55, CHESTER, MANCHESTER AND LIVERPOOL •

# DESCRIPTION

Building 5400 comprises four self-contained units with each one offering approximately 2270 sq ft (211 sq m) of lettable space. Building 5500 has been designed as two 4900 sq ft (455 sq m) units although both buildings offer the possibility of combining units into larger spaces if necessary. Each building has access to 40 car parking spaces.

## PLANNING/USE

The buildings have consent for B1 (a) offices and B1 (b) (R and D facilities) use categories and have been designed to appeal to SME's. Alternative uses for health and medical related activities will also be permitted.

## TERMS

The buildings are available to let on flexible terms. Consideration will also be given to selling the buildings on long leasehold terms.

## GRANT ASSISTANCE

Grant assistance may be available to qualifying companies. Further details on request.

## HIGH SPEED FIBRE OPTIC BROADBAND

All buildings can be connected to the Welsh Assembly Government Fibrespeed Network.

## VAT

The buildings will be subject to VAT.



## THE SPECIFICATION INCLUDES:

- Constructed to BREEAM Excellent Standard
- Split heating and comfort cooling system via ceiling mounted cassette units
- Suspended ceiling and recessed lighting
- Ducted for Fibrespeed services
- Perimeter trunking for power and data
- Lift
- Disabled toilets and shower
- Painted plaster walls
- Carpets
- Car parking



## LOCATION

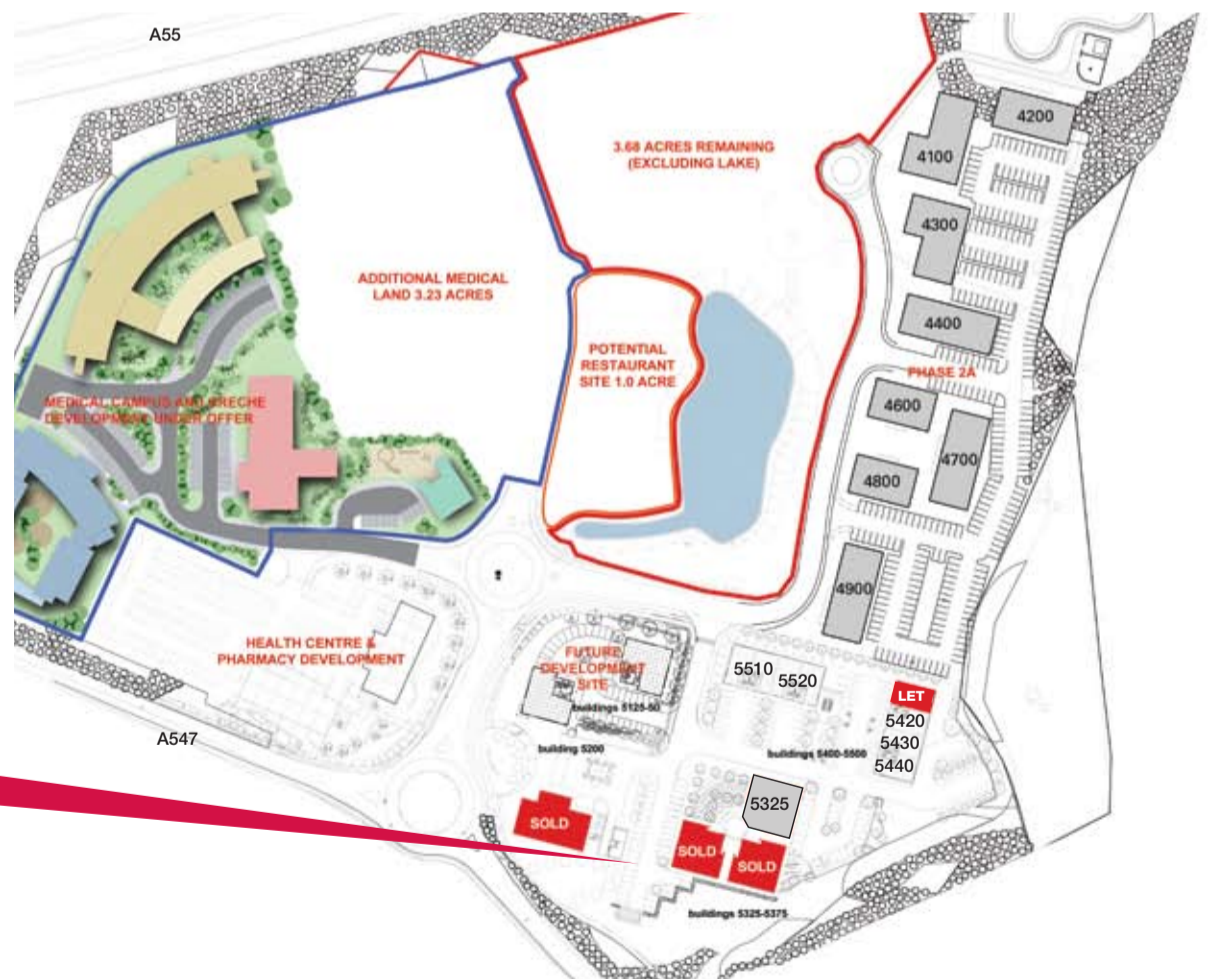
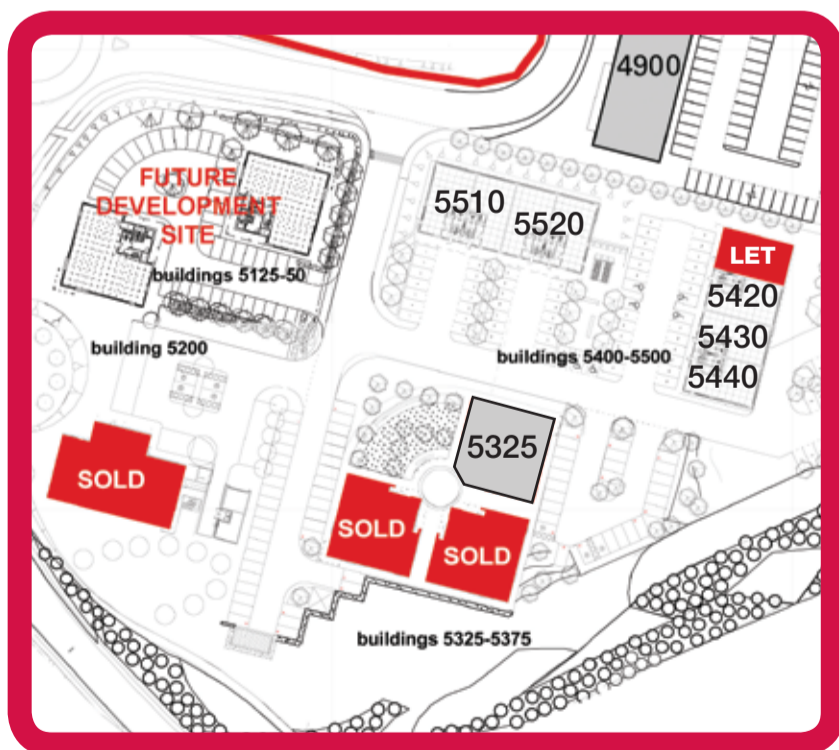
The buildings are located on the North Wales Business Park, immediately to the west of Abergele on the A547, accessible from junctions 23 and 24 off the A55. The A55 is the main dual carriageway link between North Wales and the national motorway network, running from Holyhead on Anglesey in the west to Chester in the east.

Approximate travel times from Abergele are as follows:

- Chester – 35 minutes
- Manchester airport – 75 minutes
- Liverpool airport – 60 minutes
- London (by train) – 180 minutes



## LAND USE PLAN



### BUILDING 5400

Four self-contained units, each unit offers approximately 2270 sq ft (211 sq m) of net lettable space spread over two floors.

### BUILDING 5500

Two self-contained units, designed to be combined if necessary. Each unit offers approximately 4900 sq ft (455 sq m) of net lettable space spread over two floors.

- |   |  |
|---|--|
| 5200 - Worldspan International Plc & National Farmers Union Insurance | 5410 - Merrall-Ross International Ltd. |
| 5325 - Available  | 5420 - Available                       |
| 5350 - British Red Cross  | 5430 - Available                       |
| 5375 - Southern Care Group Limited / Spire Hospitals                  | 5440 - Available                       |
|   | 5510 - Available                       |
|   | 5520 - Available                       |

## FURTHER INFORMATION PLEASE CONTACT



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