

# 92 Bowen Court

St Asaph Business Park, St Asaph,  
Denbighshire, LL17 0JE

Available from April 2024

TO LET OR FOR SALE

2,200ft<sup>2</sup>  
(204.4m<sup>2</sup>)



FULLY REFURBISHED SPACE



DESCRIPTION

The property, constructed in 2005, comprises an attractive self contained semi-detached office building arranged over ground and first floor.

A full programme of upgrading and refurbishment will commence in early 2024, full details on request.

TERMS & AVAILABILITY

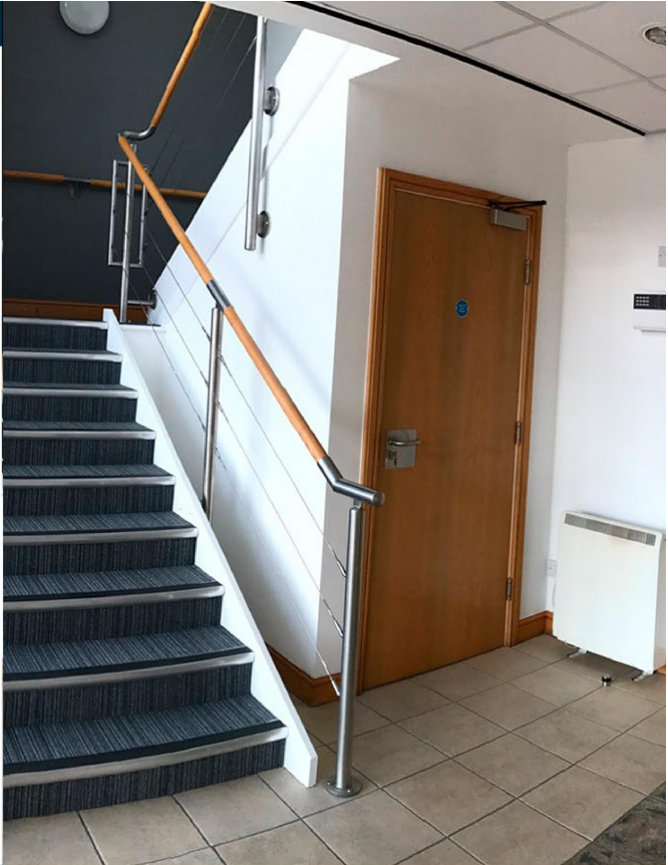
The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed by negotiation at a quoted rent of £26,400.00 per annum ex.

Available from April 2024

The property may also be available for sale by way of the remaining term of a long leasehold interest (250 years from 19/08/2003). Price on request

VAT

All terms will be subject to VAT at the prevailing rate.



SPECIFICATION

- Full access raised floors
- Economic electric central heating
- Suspended ceilings
- LED lighting
- Carpeted throughout
- Double glazing
- Kitchenette to each floor
- Full Fibre enabled estate
- 8 allocated parking spaces + visitors

EPC

This property has an Energy Performance Asset Rating of C(52). Energy Performance Certificate available to interested parties.



FLOOR AREAS

	ft <sup>2</sup>	m <sup>2</sup>
Ground	990	91.97
First	1,210	112.41
Total	2,200	204.38

BUSINESS RATES

The property has a Rateable Value (RV) of £14,500.00 Based on the current multiplier (0.535p) rates payable would be in the order of £7,757.50.

More Information can be found at [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)





## SERVICE CHARGE

A service charge will be levied towards the upkeep of common areas, waste disposal and other services provided.  
The budget for 2024 is 65p /sq ft which equates to £1430.00 p/a

## LOCATION

St Asaph Business Park is located on the west side of St Asaph having the benefit of direct access (J26) off the A55 expressway. The A55 (Euro Route 22) provides the main expressway link to the M56 and M53 to the east and to the west it provides direct access to the port of Holyhead for ferry services to Ireland.

## TRAVEL INFORMATION

**A55:** 1 min

**Rhyl Train Station:** 15 mins

**Chester:** 25 mins

**Holyhead & Liverpool Airport:** 45 mins

**Manchester:** 75 mins



## FURTHER INFORMATION

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