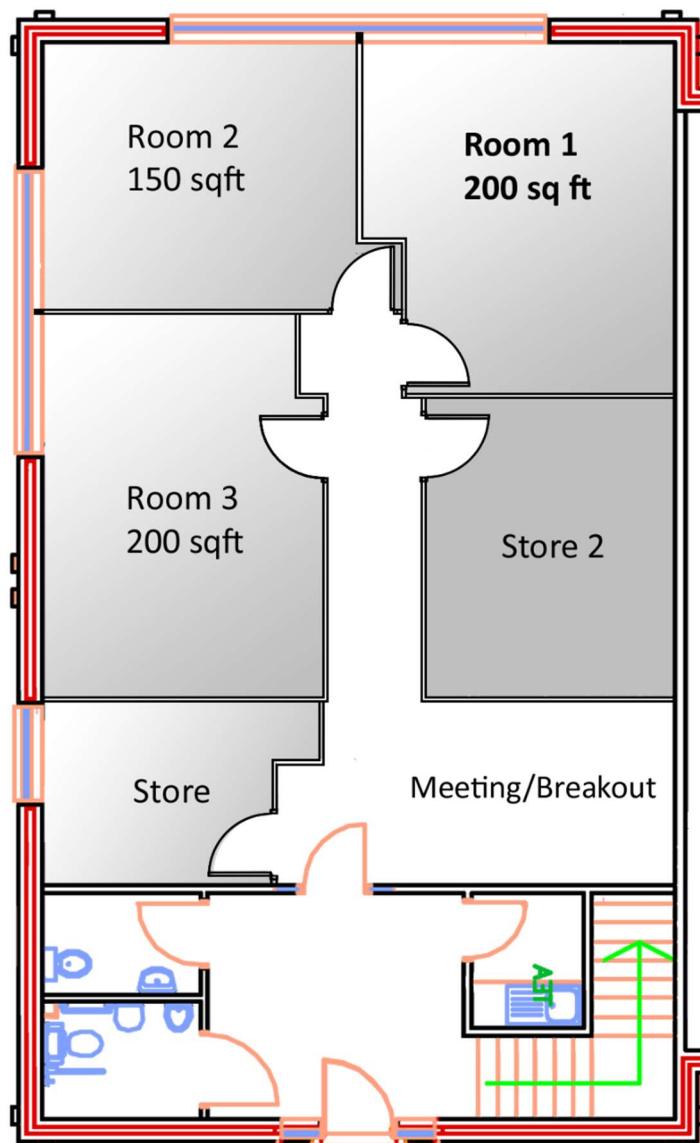


Various² Ground Floor Suites

Suite 88a | Bowen Court | St Asaph Business Park

Suite	Ft ²	M ²	Parking	Rent (pm)*
Room 1	200	18.7	1	£310.00
Room 2	150	13.9	1	Fully Let
Room 3	200	18.5	1	Fully Let



*Price quoted is total amount payable per month (ex VAT) including Rent, Service Charge and Utilities (Electric and Water) cost. Occupier to make own broadband arrangements but good 4G coverage is available on site.

Please note

PLAN NOT TO SCALE.

Whilst all dimensions given have been measured on site they are for guidance only and should be checked as required.

All prices quoted are exclusive of VAT which will be added at 20%