

be part of the success...

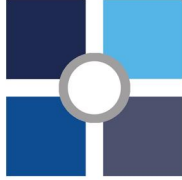


BOWEN COURT

ST. ASAPH BUSINESS PARK

ST. ASAPH • A55 EXPRESSWAY • NORTH WALES





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Welcome to St. Asaph

St Asaph Business Park extends to some 44.5 hectares (110 acres) and is regarded as the premier business park in North Wales. The park is home to a number of major occupiers including Qioptiq, North Wales Police, RNLI, Kent Periscopes, Gyndwr Innovations/Optic and many other SME's employing over 3000 people.

The business park provides excellent connectivity with a number of different high speed fibre broadband providers available.

Bowen Court

Bowen Court was built by Gladman Developments in 2004/05 and extends to a total area of approximately 5,110 sq.m (55,000 sq.ft.).

The accommodation comprises a range of terraced business quarter units ranging from 31 sq.m (330 sq.ft.) to 239 sq.m. (2,575 sq.ft.) as well as semi detached G2k and detached G5k and G6k offices ranging in size from 204 sq.m. (2,200 sq.ft.) to 581 sq.m. (6,250 sq.ft.). The scheme has been landscaped to provide an attractive and functional working environment, whilst providing good levels of car parking.

a **business environment** in a stunning location



Key features of the property

Bowen Court is set in an attractive landscaped courtyard, offering flexible lease solutions to meet the needs of a wide range of business users.

The specification briefly includes;

- Two storey self contained buildings of traditional brick construction
- Economic electric central heating
- Suspended ceilings with recessed LED Lighting
- Two compartment perimeter trunking
- Carpeted throughout
- Fire and security alarm to each unit
- Gents and Ladies/Disabled toilets
- Dedicated on site parking

The Masterplan



Accommodation

No.	Building Type	Floor Area	
		sq m	sq ft
1	G5k	477	5130
2	Business Quarter	31 - 239	330 - 2,575
3	G2k x2	204 - 408	2,200 - 4,400
4	G2k x2	204 - 408	2,200 - 4,400
5	G2k x2	204 - 408	2,200 - 4,400
6	Business Quarter	31 - 239	330 - 2,575
7	G6k	581	6,250

Please see inserts for further details on specification and availability.



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Location

St Asaph Business Park is located on the west side of St Asaph and has the benefit of direct access to Junction 26 of the A55. The A55 provides easy access to Chester, Wrexham and the north west via the M53, M56 and M6 motorway network. Both Liverpool and Manchester Airports are less than one hour away. To the west the A55 provides direct access to the port of Holyhead for ferry services to Ireland.



Further Information

For further information please and current availability please contact Mark Evans at Pebble Hill Property or Will Sadler at Legat Owen



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BOWEN COURT, ST ASAPH BUSINESS PARK, ST ASAPH LL17 0LJ

UNIT	FLOOR	SIZE (SQ FT)	CAR PARKING	RENTAL PCM	RATEABLE VALUE	RATES PAYABLE	STATUS
82	Whole	2209	10	£1,650	£18,000	£9,000	AVAILABLE
82a	GF	995	4	£750	£8,400	£4,200	AVAILABLE
82b	FF	1185	6	£900	£9,600	£4,800	AVAILABLE
84b	FF	888	4	£680	£7,100	£3,550	AVAILABLE
86a	GF	776	3	£600	£6,000	£3,000	AVAILABLE
88	Whole	2218	10	£1,650	£16,800	£8,400	AVAILABLE
88a	GF	1000	4	£760	£8,000	£4,000	AVAILABLE
88b	FF	1189	6	£900	£8,800	£4,400	AVAILABLE
95b	FF	1193	6	£900	£8,800	£4,400	AVAILABLE



Leases will be contracted out of the Landlord & Tenant Act 1954.

Cleaning and maintenance of common parts will be the joint responsibility of the tenants in occupation.

In split units, landlord pays utilities and recharges to tenant.

Service charge budget at £0.95 psf.

100% rates relief may be available if RV is less than £12,000.

