



Green space, blue-sky thinking

parc busnes
Llanelwy

St Asaph
business park

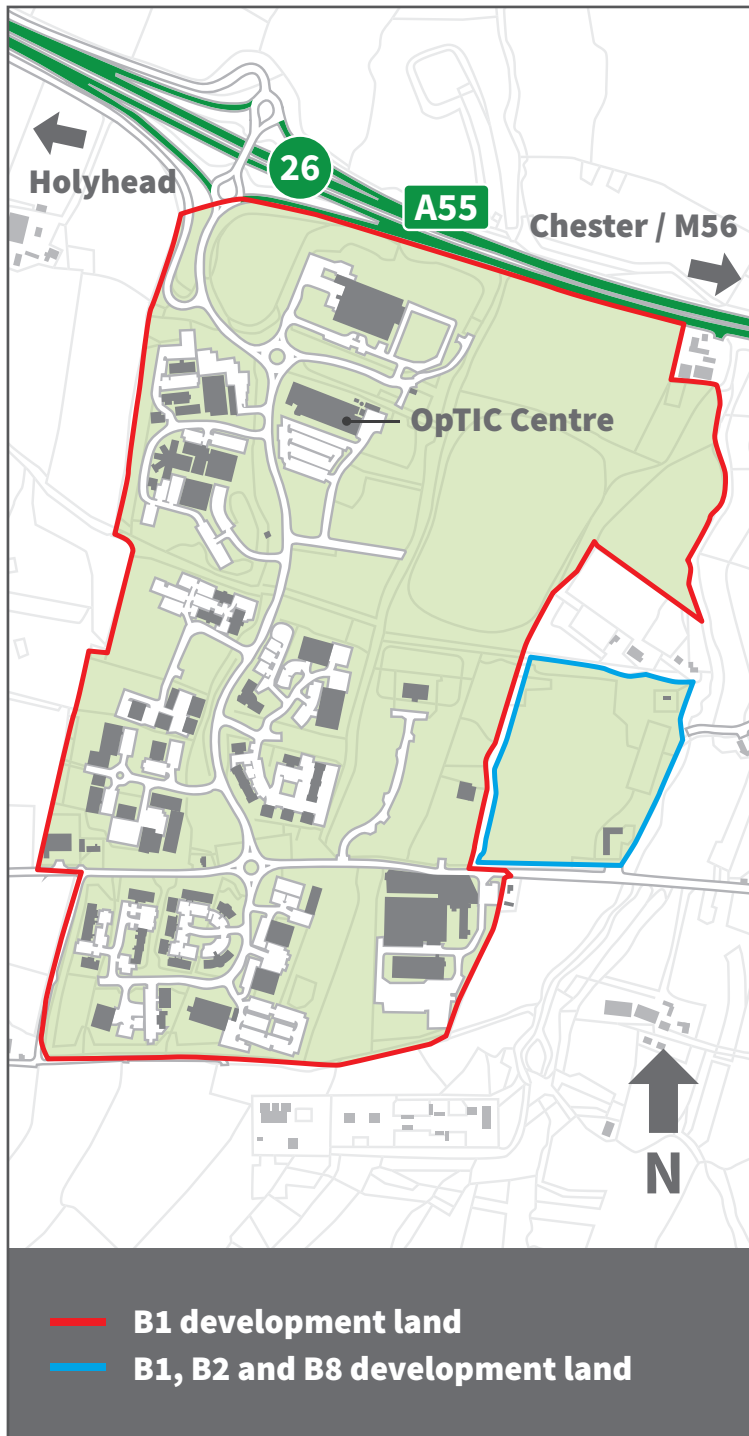


The heart of North Wales enterprise

All the facilities of modern business in an inspirational rural setting. Welcome to St Asaph Business Park, the heart of North Wales enterprise.

No other Business Park in the region has the same scale, low-density greenfield environment, superb transport links or strategic central location.

Here your organisation can find all the room it needs to grow, in an atmosphere that's buzzing with creativity and innovation. It's green space for blue-sky thinking.



Somewhere in the Business Park's landscaped 90 acres with generous parking and fibre broadband connectivity is the space that's right for your business. And if you really want to push the boundaries, there are more than 80 acres (32 hectares) of extra land ripe for development.

Find the right fit

The hub of the Park is the landmark OpTIC Technology Centre run by Glyndŵr University, which offers business incubation space, a lecture hall, conference and meeting rooms and the bustling Ffres café and catering service.

Elsewhere on site is a range of modern accommodation for offices, R&D or industry – in all sizes up to 300,000 square feet (28,000 square metres). But this flexible, high-quality business environment doesn't command the premium you might expect. Office rentals are remarkably competitively priced.



“Our unique incubation centre offers anything you want, from hot desking to a fully kitted out laboratory with bespoke equipment.”

Caroline Gray, OpTIC Centre



Just look around. The most telling vote of confidence in St Asaph Business Park is from the 70 organisations that are already here – and continually inspiring each other to ever-greater innovations.

This fertile business climate has long been recognised as the heart of the UK's opto-electronics industry. Products from world-class companies such as Qioptiq find their way from St Asaph onto immense telescopes, fighter jets and every single satellite launched in the western world.

Meet the neighbours

Cutting-edge science and technology remain a driving force. But the Business Park is also home to leading companies in the fields of engineering, energy, creativity and business services.

And the fact that vital public bodies such as North Wales Fire and Rescue, North Wales Ambulance Trust, North Wales Police and Betsi Cadwaladr University Health Board are all based here tells you everything about its strategic location.



“The business park is just about perfect. We have fantastic offices, great parking, everything works.”

**Chris Morgans, Sage & Company
Business Advisers Ltd**



Fast connections

Statistics don't lie. With its very own junction on the A55 expressway, St Asaph is among the best-located Business Parks in the entire UK.

The international airports of Manchester and Liverpool are only an hour away. It's 30 minutes to the city of Chester and the M56 motorway and just 15 minutes to pick up a direct train to London. You'll reach the seaport at Holyhead with fast ferries to Dublin inside an hour.

St Asaph is on the doorstep of the Northern Powerhouse and part of the £24 billion Mersey Dee Area – an economy larger than Cardiff City Region.

So don't be fooled by all the green spaces. St Asaph is seriously well connected. And with a regional population of 800,000, it has the people and the skills to help your business exploit these huge opportunities.



“St Asaph Business Park is surrounded by sea and mountains, yet it's only an hour from international airports.”

**Graham Boase, Corporate Director,
Economy and Public Realm,
Denbighshire County Council**

Live the life



“If you enjoy sailing, fishing, walking, cycling, golf – all the things that give quality of life – it’s a fantastic area.”

**Peter White, Managing Director,
Qioptiq: St Asaph and Bodelwyddan**

Some people refer to it as work-life balance. We prefer to think of it this way: just a few minutes after leaving work you could be strolling along a beach or climbing a mountain. Not sitting in a traffic jam.

St Asaph is set in the glorious Vale of Clwyd, close to the North Wales coast with its world-famous seaside resorts. To the west lies Snowdonia National Park – to the east the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty.

But it’s not just one big adventure playground. Denbighshire has some of the most delicious food and drink in Wales, a vibrant arts scene, seven thriving market towns and, in St Asaph, one of Britain’s newest cities – with 1,500 years of history.

All this is a joy in itself. But since happy people also tend to be more innovative, productive and committed workers, it’s good for the bottom line too.



St Asaph Business Park has the space in which to grow. The facilities to sustain companies of all sizes. The communication links and transport infrastructure. The people and the skills. The business track record across many sectors. The commitment to excellence, innovation and creativity. The location and the lifestyle.

High-level support

That ticks plenty of boxes. But it's not everything your organisation needs to prosper. You also need the kind of support that's appropriate for a Business Park playing a strategic role in the regional economy.

That's why St Asaph Business Park has always been a key priority at the highest levels of the Welsh Government. And why you can rely on business-friendly Denbighshire County Council to encourage investment, reduce bureaucracy and create the right conditions for your company to thrive.



“We’ve constantly reinvested in the premises on the Business Park to ensure it remains competitive and an attractive place for investors.”

Ken Skates AM, Cabinet Secretary for Economy & Infrastructure, Welsh Government



St Asaph Business Park is always open for business. Check out our website for the very latest list of vacant spaces, development opportunities and organisations you'll be rubbing shoulders with. If you want to know more, just get in touch. We're here to help your business grow.

Make your move

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