

# PARC MENTER TRE MORFA ENTERPRISE PARK, CONWY MORFA ENTERPRISE PARK, PARC CAER SEION, CONWY

## TO LET

- New Build Industrial Units
- Well Located- Close To A55 Junction
- B1 & B8 Users
- From 339.97 Sq M (3,659 Sq Ft) To 678 Sq M (7,300 Sq Ft)
- Unit 2 - £43,750 Pax
- Unit 3- £21,696 Pax
- Unit 4- £32,700 Pax
- Available For Immediate Occupation



#### Chester

BA Commercial, 2 Friarsgate,  
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E [enquiries@bacommercial.com](mailto:enquiries@bacommercial.com)

#### North Wales

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T 01745 330077

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## ENTERPRISE PARK, PARC CAER SEION, CONWY

### LOCATION

Tre Morfa Enterprise Park is a newly developed industrial estate located just off Conwy Morfa Enterprise Park, which is well positioned immediately alongside the A55 with direct connections to Junction 17, thus enjoying superb accessibility throughout North Wales, the Port of Holyhead and to Chester, and the national motorway network.

Conwy Morfa Enterprise Park is a small modern quality Business Park, with major occupiers on the Estate including:

- Pharma Group
- Co-ordinated Surveys
- North Wales Fire & Rescue Service
- CGG Smart Data Solutions
- Synlab Group

Please refer to location plan.



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## DESCRIPTION

The property comprises a newly developed industrial scheme comprising 4 purpose built self-contained units constructed of steel portal frame with clad and brick/blockwork elevations beneath a pitched roof of similar materials.

The units are finished to a good standard and provide quality modern accommodation comprising largely open plan warehouse space, together with a reception area, kitchen, toilet facilities and office space.

The units also benefit from allocated car parking spaces and a three-phase electricity supply.

## ACCOMMODATION/AREAS

The units have been measured up in accordance with the RICS Code of Measuring Practice as follows:

Unit	Sq m	Sq ft
2	678.00	7,300
3	339.97	3,659
4	509.98	5,489

## RENTAL

Unit	Pax
2	£43,750
3	£21,696
4	£32,700

## LEASE

The properties are available on new lease terms to be agreed, further details on application.

## RATES

Further information can be provided by the agent.

## SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

## VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

## EPC

A full copy of the Energy Performance Certificate is available upon request from the agents.

## LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

## AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

## CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

## PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

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## VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. REF:HC/OCT21

[howard.cole@bacommercial.com](mailto:howard.cole@bacommercial.com)

07387647578

SUBJECT TO CONTRACT

**BA Commercial**  
Chartered Surveyors

**01244 351212**  
[bacommercial.com](http://bacommercial.com)

**CONWY**  
CYNGOR BWRDEISTREF SIROL  
COUNTY BOROUGH COUNCIL



**BA Commercial**  
Chartered Surveyors

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## IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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