

PARC BUSNES | BUSINESS PARK



TRIDENT

LLANGFNI

LL77 7BB

HIGH PROFILE LOCATION • FLEXIBLE LEASE TERMS • SAME SIZE UNITS AND YARDS

TO LET NEW BUILD BUSINESS UNITS
1,007 - 9,357 SQ FT 93.55 - 869.28 SQ M



Ariennir yn Rhannol gan
Lywodraeth Cymru
Part Funded by
Welsh Government



LOCATION

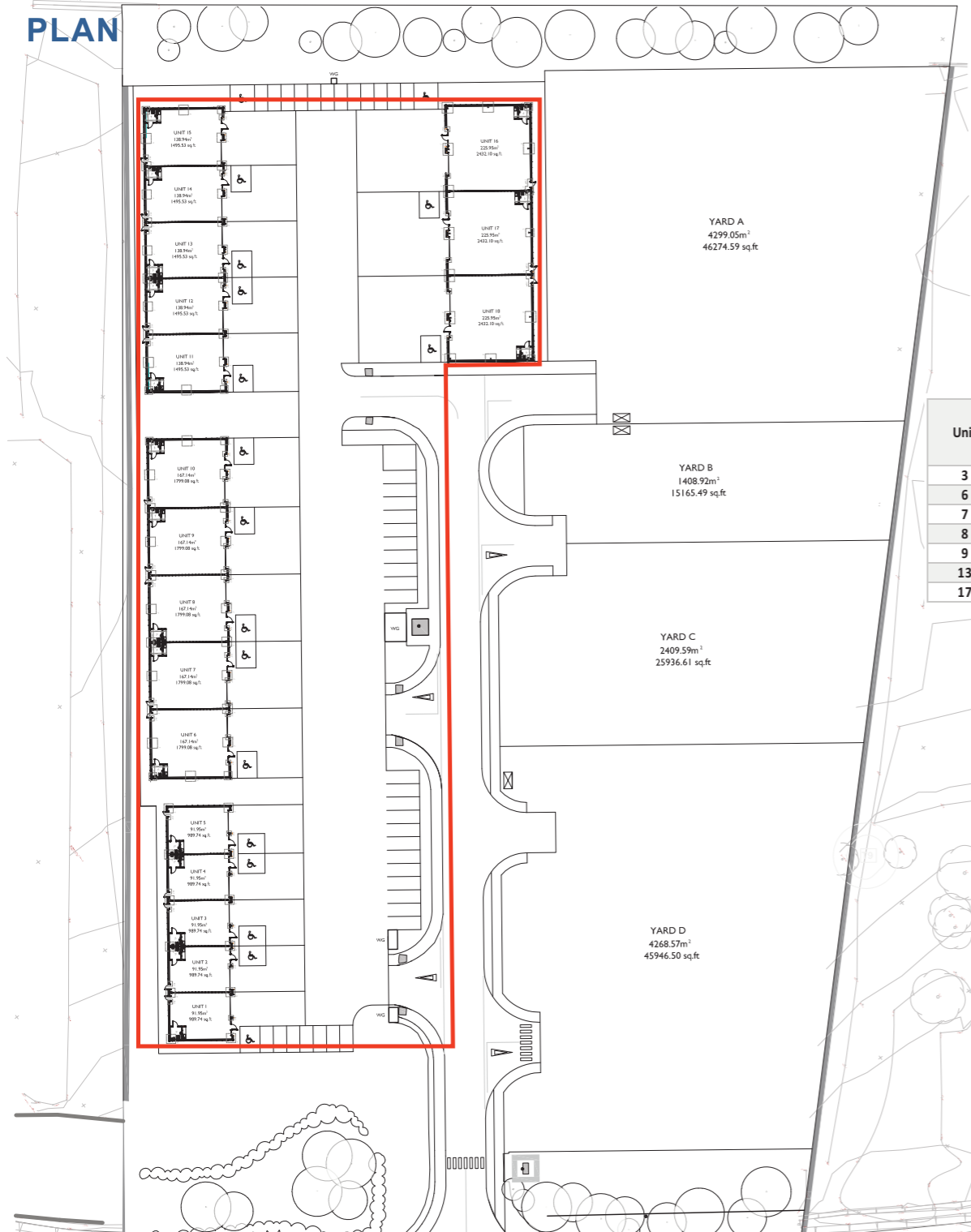
The County town of Llangefni is situated close to the centre of the Isle of Anglesey in North West Wales, Anglesey's population is approximately 69,979. Llangefni is the second largest settlement on the Island. Llangefni is the principle administrative centre for the Isle of Anglesey County Council and is home to Coleg Menai.



TRIDENT IS LOCATED ON LLANGEFNI LINK ROAD, APPROXIMATELY 15 MINUTES DRIVE FROM HOLYHEAD AND JUST 4 MINUTES DRIVE FROM THE A55(T)



PLAN



AVAILABLE UNITS

Unit	Size Sq Ft	Rent PSF	S/C PSF	Maintenace Rent PSF	Rough Insurance PSF	Rateable Value(Estimate)	Rent PAX	Service and Estate Charge PAX	Total Cost PAX	Available
3	1,007	£11.50	£0.65	£1	£0.10	£4137.75 (Small Business Relief Applies)	£11,581	£1,662	£13,242	Under Offer
6	1,917	£9.65	£0.65	£1	£0.10	£7,521.30	£18,499	£3,163	£21,662	Yes
7	1,843	£9.65	£0.65	£1	£0.10	£7,521.30	£17,785	£3,041	£20,826	Yes
8	1,843	£9.65	£0.65	£1	£0.10	£7,521.30	£17,785	£3,041	£20,826	Yes
9	1,843	£9.65	£0.65	£1	£0.10	£7,521.30	£17,785	£3,041	£20,826	Yes
13	1,527	£10.00	£0.65	£1	£0.10	£6,252.30	£15,270	£2,520	£17,790	Yes
17	2,506	£9.00	£0.65	£1	£0.10	£10,167.75	£22,554	£4,135	£26,689	Yes

**TRIDENT BUSINESS PARK
COMPRISES A NEW
DEVELOPMENT OF
18 INDUSTRIAL UNITS OVER
4 TERRACES, RANGING IN
SIZE FROM 1,007 SQ FT
(93.55 SQ M) TO
9,357 SQ FT (869.28 SQ M).
UNITS CAN BE COMBINED.
100% YARD TO UNIT RATIO
WITH EVERY UNIT.**

- Steel Portal Frame Construction
- Feature Cladding
- Clear working height of 6m
- Sectional loading doors
- Glazed personnel entrances
- Allocated parking
- EV Charging capability
- Solar panels
- Attractive landscaped site
- CCTV
- Planning consent for B1/B2/B8





BROADBAND

Each of the units at Trident will be provided with a fully managed ultrafast uncontended fibre broadband connection for both wired and WIFI internet connectivity, which will be available to tenants at a fraction of the cost of subscribing for a dedicated lease line. Further information upon request.

SOLAR PV

Each of the units at Trident Business Park will have its own dedicated Solar PV installation, designed to provide a significant amount of tenant's electricity requirements. Electricity produced from the Solar Panels will be charged to tenants at a rate per kWh which will be less than the prevailing market rate. Tenants will therefore benefit from paying lower amounts for their electricity consumption in addition to reducing their operational carbon footprint! Further information upon request.
A utility deposit of £200 is required from tenants.

RATING ASSESSMENT

Each unit will be assessed for rates upon practical completion.

REPAIRS

Each property will be let by way of an internal repairing and insuring lease

SERVICE CHARGE

The tenant will be required to contribute a service charge towards the upkeep of the exterior of the building and the external common parts.

EPC

A rated.

UTILITIES

Each unit has 3 phase electrical supply, water, drainage and high speed broadband connections.

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business premises which is found here <https://www.rics.org/profession-standards/rics-standards-and-guidance/sector-standards/real-estate-standards/code-for-leasing-business-premises-1st-edition>
We recommend you obtain professional advice if you are not represented.

VAT

All terms are subject to VAT at the prevailing rate.

RENT

Quoting rents in availability schedule.

VIEWINGS

Strictly by appointment only through the joint agents.

LegatOwen
CHARTERED SURVEYORS
01244 408200
legatowen.co.uk

RUPERT CHADWICK-DUNBAR
rupertchadwickdunbar@legatowen.co.uk
07919 968086

MARK DIAPER
07734 711409
markdiaper@legatowen.co.uk

BA Commercial
Chartered Surveyors
01745 330077
bacommercial.com

ROBBIE CLARKE
robbie.clarke@bacommercial.com
07741 320910

HOWARD COLE
07387 647578
howard.cole@bacommercial.com

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PortProperty
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