

**BLOCK A VICTORIA DOCK
CAERNARFON LL55 1TH
OFFICES TO LET**

WILD

COMMERCIAL PROPERTY

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www.wildcp.co.uk



Location

Victoria Dock provides an excellent location overlooking the Marina and Menai Strait. The development is on the north side of the town and has good communications via A487. The development is anchored by a Premier Inn and Travelodge. The offices can be more readily identified from the attached plan.

Description

The accommodation is on the second floor and is currently being used as two interconnecting offices. They can be let individually or as a combined unit.

Tenure

All the vacant accommodation is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

Block A offices - £11 per sqft

Assessment

Enquiries to the local authority indicate the combined offices have a rateable value of £15,500pa (Approx £130 per sqm)

Legal Costs

Each party to be responsible for their own legal costs.

Accommodation

The accommodation has the following approximate areas:

Unit 2	65.1 sqm	700.7 sqft
Unit 4	50.5 sqm	543.5 sqft

Photographs and Plans

Any Photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

VAT

Prices, outgoings and rentals are exclusive of but may be liable to, VAT.

Service Charge

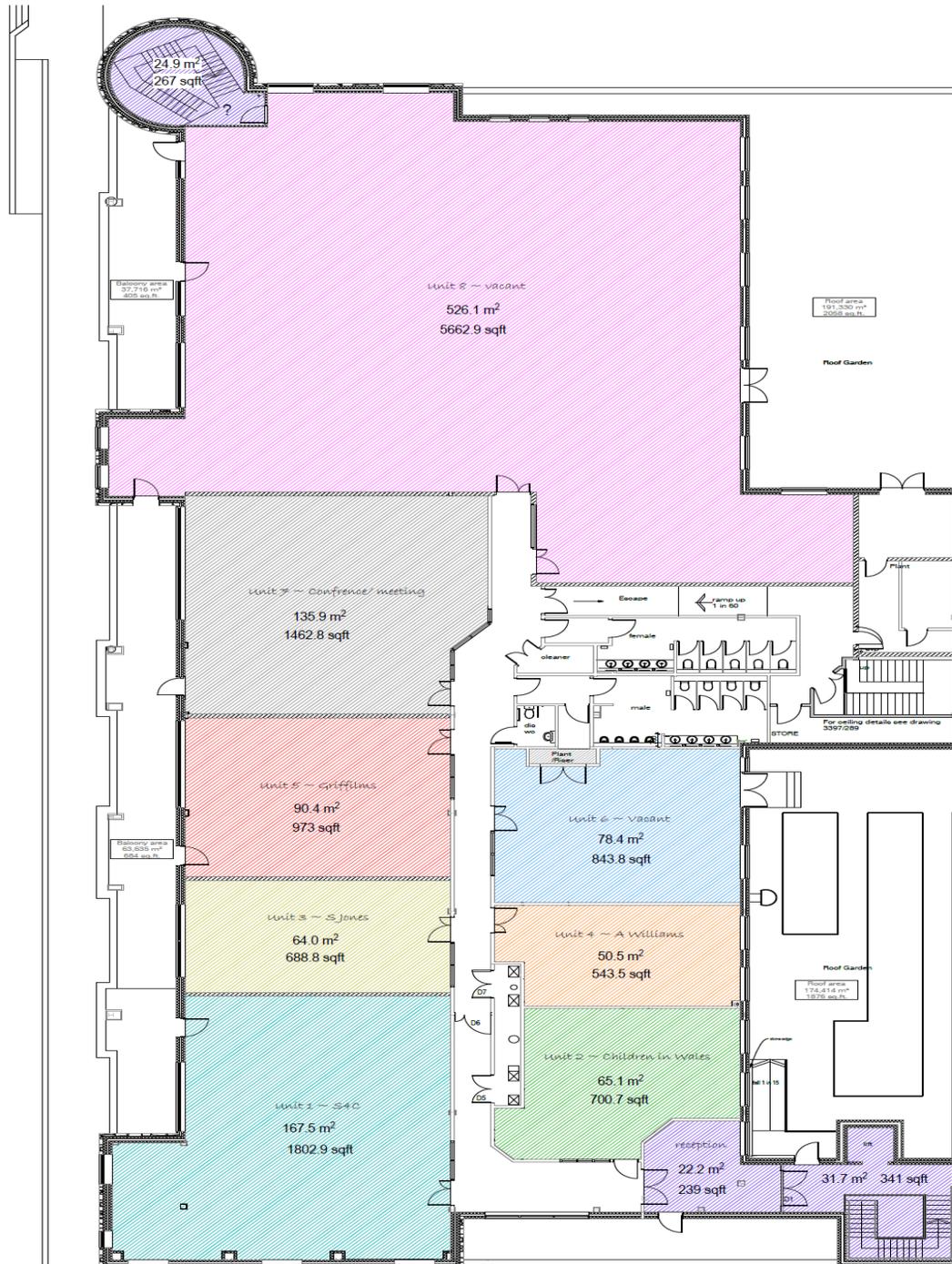
A service charge is payable to cover the landlords apportioned running costs and insurance, further details available on request.

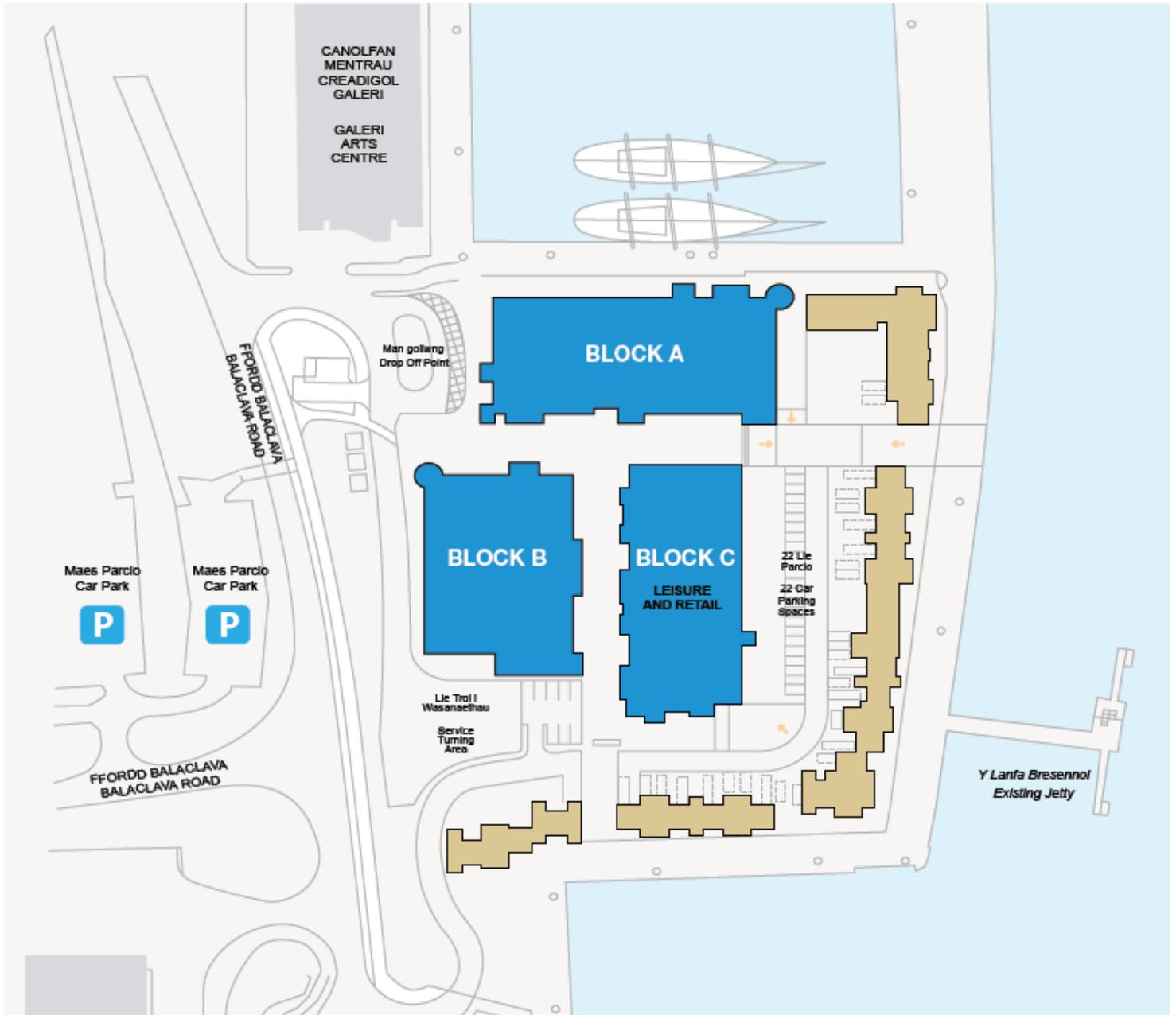
EPC

An EPC has been commissioned and is available on request.

Subject to Contract

DTFW 22/02/2018





Viewing

Strictly by appointment through the agents, Wild Commercial Property

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