

TO LET

4 BODNANT BUSINESS
STUDIOS, FFORDD PENRHYD,
TAL-Y-CAFN, COLWYN BAY,
CONWY
LL28 5RW

334 sq ft
31.03 sq m

carterjonas.co.uk/commercial



Carter Jonas



LOCATION

The unit is located on the east side of the beautiful Conwy Valley. Situated in a prime location adjacent to the A470 trunk road, 8 miles south of Llandudno and Colwyn Bay and 7 miles north of Llanrwst.

There is easy access to the A55 North Wales Express Way which provides direct access to Chester, Liverpool and the M56 motorway to Manchester and beyond making it the perfect base for your company.

PLANNING USE

The premises have the benefit of consent of B1, B2 and B8 Use (General and Light Industrial).

TERMS

The property is available at a rent of £400.00 plus VAT per calendar month plus £600 annual Service Charge to include internet access.

RENT/PRICE

Rent quoted exclusive of outgoings and VAT.

SERVICES/SERVICE CHARGE

£600 annual Service Charge to include internet access

ACCOMMODATION

Accessible ground floor office/studio extending to 334 sq. ft.

RATEABLE VALUE

To be assessed

EPC

An Energy Performance Certificate will be made available for inspection to interested parties.

D - 83

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VAT

The property is VAT elected.

Prices, outgoings are exclusive of, but may be subject to VAT

VIEWING

Strictly by appointment with agents.

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us, March 2024

CONTACT

Elis Jones

07500102552 /

Elis.Jones@carterjonas.co.uk

[carterjonas.co.uk/commercial](https://www.carterjonas.co.uk/commercial)



Carter Jonas