



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

COMMERCIAL
MASNACHOL

CAERNARFON

Former MTS Facility, 1 Lon Cae Darbi, Cibyn Industrial Estate, LL55 2BD

For Sale: £370,000
Lease: £20,000 PAX



LOCATION

These premises are located on the Cibyn Industrial Estate on the periphery of Caernarfon town. The estate is well established in the county of Gwynedd and offers good road links being accessed off the A4086 Llanberis road which has a connection to region's main arterial road the A487. The proposed Bontnewydd By-Pass will provide the Cibyn Estate with improved access to the A487.

DESCRIPTION

This is a modern multi-purpose training facility with external confined space and street works training area, which provides excellent office space, located on the periphery of the Cibyn Industrial Estate. The building was constructed in 2011 and has accommodation arranged over 2 floors. The accommodation is fully DDA compliant and comprises to the ground floor; a spacious open plan reception and seating area, 3 large office or training rooms, a kitchen facility, ladies & gents WC, showers & changing rooms. To the first floor there are 4 office areas, a further office/store area & kitchen facilities. Externally there is secure parking for up to 22 cars with additional parking available on the street. The accommodation benefits from Category II lighting, perimeter trunking to all offices/training rooms, OHP's to training rooms, LPG central heating, a passenger lift and full double glazing offering excellent natural light to all main areas.





ACCOMMODATION

The premises provide the following approximate areas/dimensions:-

ACCOMMODATION	M ²	Sq ft
Ground floor		
Kitchen	19.9	214
Plant room	9.2	99
Office	63	678
Office	39.9	429
Office	27.8	300
First floor		
Office	25.5	275
Office	54.6	588
Board room	71.1	766
office	53.8	580
Overall	364.9	3928

LEASE

The premises are available by way of a new FRI lease, term to be negotiated.

RENT

£20,000 PAX

SALE PRICE

The premises are also available for sale at an asking price of £370,000.

RATES

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:-

Rateable Value	£26,250
Rates Payable 2017	£13,098

Dafydd Hardy gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the assignee should make their own enquires with the Local Rating Authority to confirm the figures quoted are correct.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

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

VIEWING

All arrangements to view the premises are strictly by prior arrangement with Dafydd Hardy.

SUBJECT TO CONTRACT



GROUND FLOOR
OFFICE FLOOR
AREA 2000 SQ FT
(81.1 SQ M)



FIRST FLOOR
OFFICE FLOOR
AREA 2000 SQ FT
(81.1 SQ M)

TOTAL OFFICE FLOOR AREA 2000 SQ FT (81.1 SQ M)

While every effort has been made to ensure the accuracy of this floor plan, the contractor makes no warranty or representation as to the accuracy of the floor plan. The plan is for general information only and should not be used as a basis for any contract or agreement. The contractor makes no representation as to the accuracy of the plan.



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Cymerwyd pob gofal wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch dŷn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwiriad proffesiynol. Brasman yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gynwysedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o contract.

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.