

To Let

The Office, Ysgubor
Isaf, Bala, Gwynedd,
LL23 7NW

578 sq ft

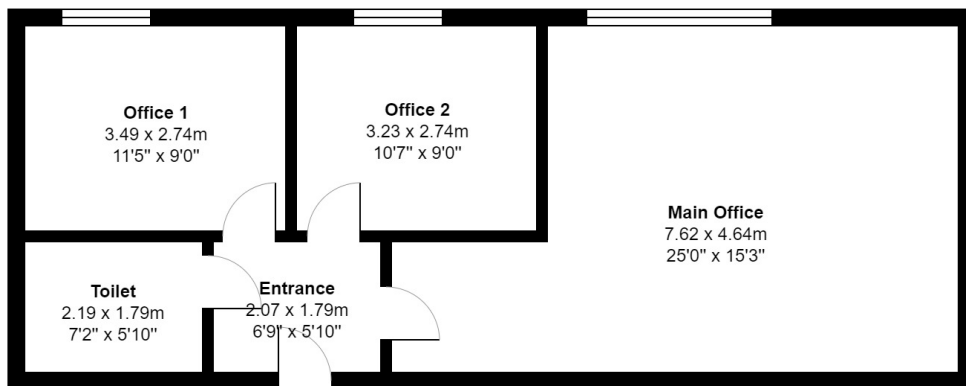
53.57 sq m

- Modern office accommodation in an attractive rural location yet within close proximity to the historic market town of Bala
 - Situated within a wider visitor centre with attractive green space and on site facilities
 - Generous on site parking provision
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Location

The Office is within walking distance of popular market town of Bala situated on the edge of Llyn Tegid. The town is easily accessible from the A494 and A5.

Bala benefits from a wide range of services including a wide variety of local and national retailers, public houses, restaurants, a banking facility and post office.

Description

The Office provides modern self contained ground floor office accommodation within the Ysgubor Isaf complex. The accommodation extends to a main office suite with two additional offices or meeting rooms. There is also a WC and entrance foyer.

The space benefits from excellent natural daylight and enjoys pleasant views out over the wider green space at Ysgubor Isaf and the surrounding countryside.

Key features of the office space:

- Modern office accommodation extending to approximately 578 sq ft (53.57 sq m)
- Generous on site parking
- Available immediately

Rent

£7,250 per annum

Service Charge

A service charge of £50.00 a calendar month is payable to cover the maintenance and running costs of the common parts for which the Office benefits.

Services

Electrical supply is by means of a sub-metered supply with the wider Ysgubor Isaf Complex.

There are new electric meters throughout the Office and service trunking for an IT network.

The tenant is responsible for all utility charges including charges for electricity, water, telephone and business rates.

Insurance

The landlord is responsible for insuring the premises and the cost of the insurance will be charged to the tenant.

Deposit

The tenant will be required to pay a sum equivalent to one month's rent as a security deposit.

EPC

TBC.

Legal Costs

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

Local Authority

Gwynedd Council, Shirehall Street, Caernarfon, LL55 1SH | 01766 771000

VAT

All costs are exclusive of VAT.

Viewings

Strictly by appointment with letting agents
Carter Jonas LLP, The Estate Office, Port Penrhyn, Bangor, LL57 4HN | 01248 360414

Bangor 01248 360414 | bangor@carterjonas.co.uk
carterjonas.co.uk/bangor

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