



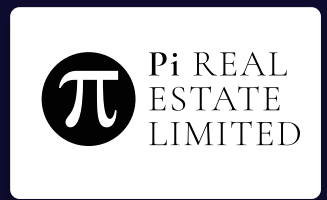
AVAILABLE Q2 2024
Under Refurbishment



PARC MENTER, AMLWCH, ANGLESEY LL68 9BX

Refurbished Industrial & Office Units To Let

RANGING FROM 955 - 60,108 SQ FT



LOCATION

Amlwch is located 17 miles North of Menai Bridge connecting Anglesey to mainland Wales. It is 13 miles North of Llangefni and 20 minutes from the A55 North Wales Expressway. Holyhead with its new Freeport status is less than a 20 minute drive to the west.

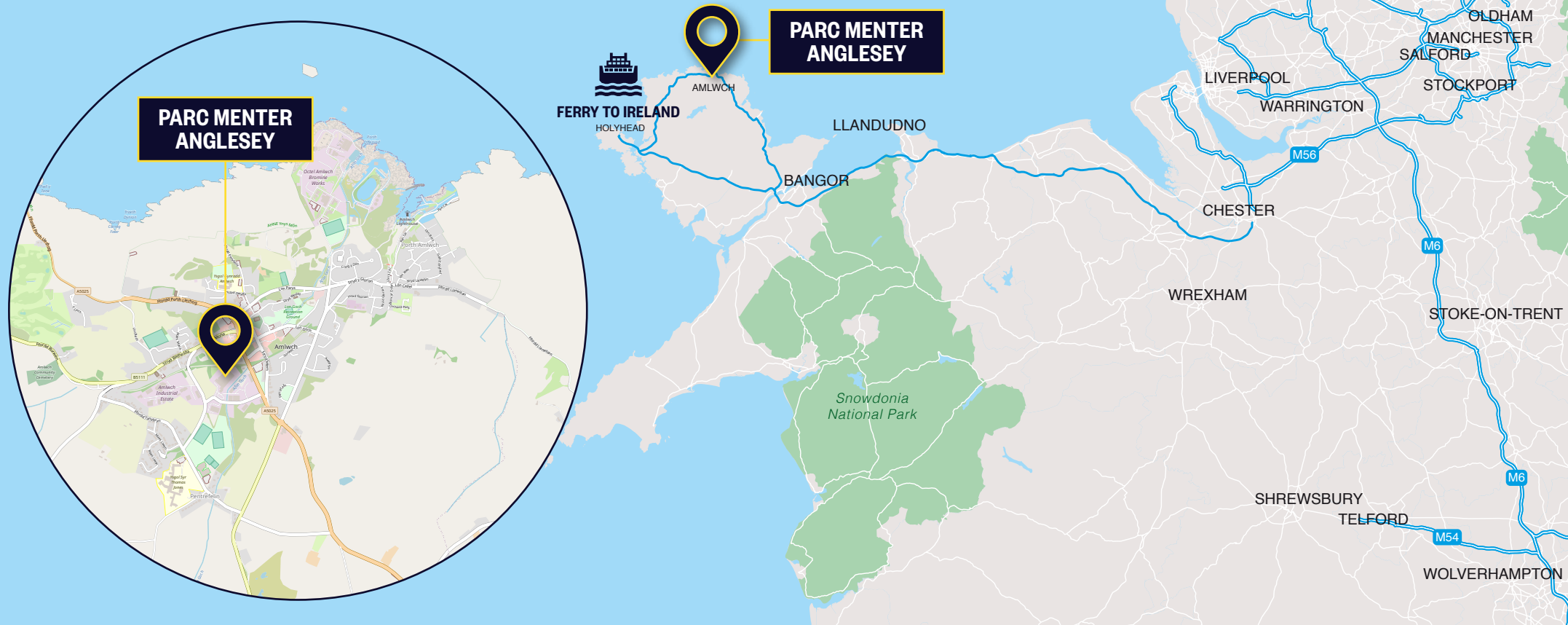
Parc Menter is the largest site and building on the well established Amlwch Industrial Estate. It benefits from being part of the Anglesey Enterprise Zone and regeneration area.

Wylfa Nuclear Power station is a 10 minute drive away, whilst currently being decommissioned this is the hotly tipped location for the new generation of Nuclear Power Station developments.

In addition, just off the coast from Amlwch Port is Awel Y Mor, RWE's new offshore windfarm development. Forming an extension of Gwynt Y Mor, an established wind farm just off the North Wales Coast.

The new site will cover an area of 78 square kilometres and provide up to 50 new turbines.

There is abundance of skilled labour in the immediate area. Other notable occupiers on the estate include Deutsche Windtechnik, Huws Gray and the Welsh Ambulance Service.



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PARC MENTER IS SITUATED ON THE NORTH COAST OF THE ISLE OF ANGLESEY, ON THE A5025 WHICH CONNECTS IT TO HOLYHEAD AND TO MENAI BRIDGE.



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DESCRIPTION

A self-contained industrial and warehouse facility of steel post and truss construction with profile metal sheet cladding to the elevations and roof with an eaves height of 4m.

An extension to the North East of the building provides a bay of steel portal frame construction with an eaves height of 8.5m.

Servicing is via roller shutter loading doors to the gable elevations access via dedicated concrete service yard areas.

A single storey office benefitting from UPVC double glazed windows and LED lighting.

The property will be split to provide a range of units for Industrial, Warehouse and Office Occupiers.

Sizes range from 955 sq ft to 60,108 sq ft.



**THE ACCOMMODATION
EXTENDS TO APPROXIMATELY
5,584 M2 (60,108 SQ FT)**



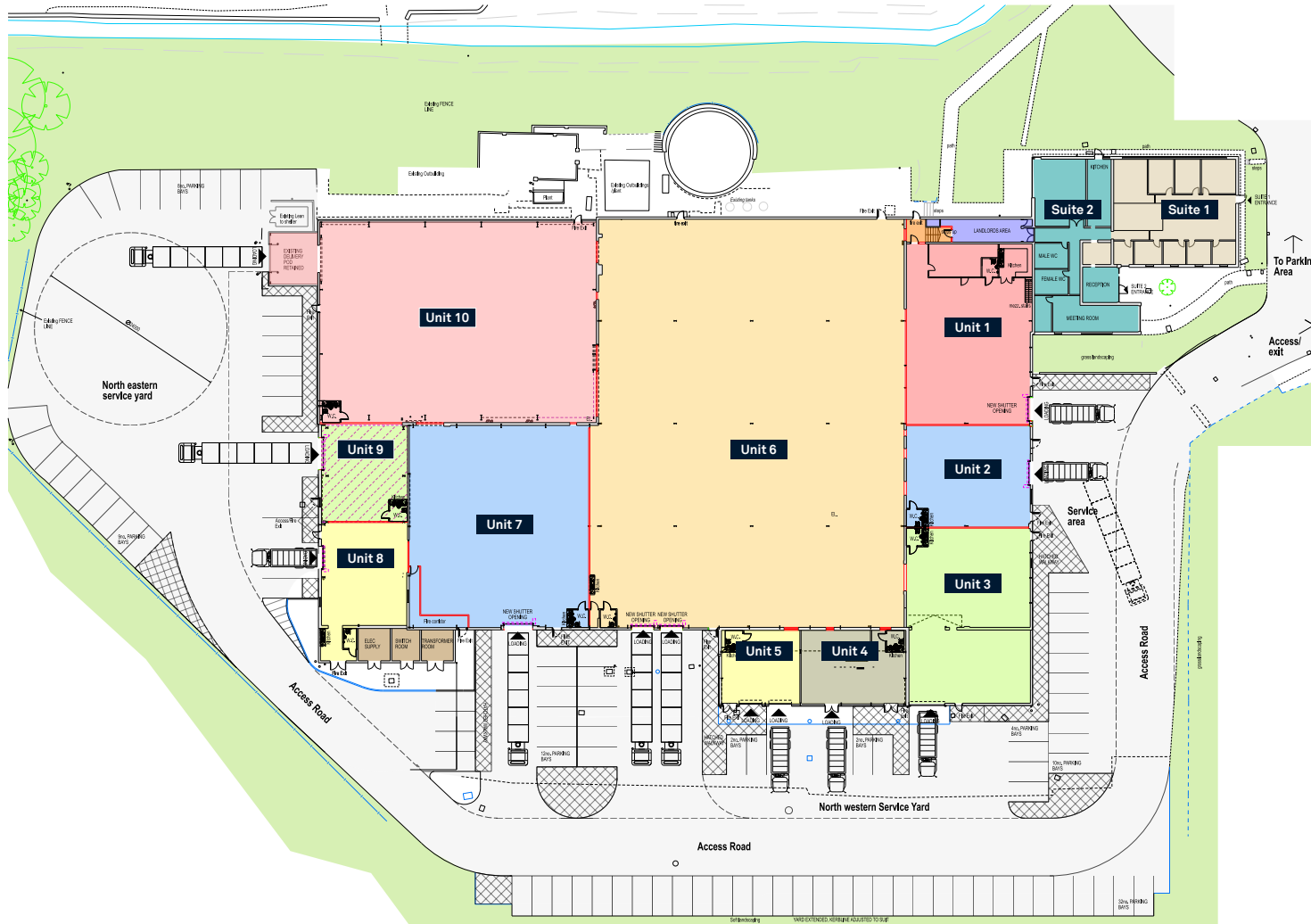
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FLOOR PLANS

Potential to split and provide units from 955 sq ft.



The accommodation extends to approximately 5,584 m2 (60,108 sq ft) (gross internal area and will be split down to provide the following units:

Ty Menter

Unit	Area	Status
Suite 1:	2,275 sq ft	Under Offer
Suite 2:	1,668 sq ft	Available

Parc Menter

Unit	Area	Status
Unit 1:	3,760 sq ft	Available
Unit 2:	2,090 sq ft	Available
Unit 3:	3,590 sq ft	Available
Unit 4:	1,275 sq ft	Available
Unit 5:	955 sq ft	Available
Unit 6:	21,130 sq ft	Available
Unit 7:	6,045 sq ft	Available
Unit 8:	1,685 sq ft	Available
Unit 9:	1,360 sq ft	Available
Unit 10:	9,300 sq ft	Available

SPECIFICATION

All units will be provided with separately metered water and electricity supply for the tenant to connect into. Each unit will have its own amenity block.

The building benefits from large service yard areas with excellent HGV access and extensive parking areas to the front, side and rear.



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A5025

A5025

PARC MENTER
YNYS MÔN



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**THE PORT OF HOLYHEAD IS APPROXIMATELY
20 MILES TO THE WEST**



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RENT & SERVICE CHARGE

Further information is available on request.

BUSINESS RATES

Any ingoing tenant will be responsible for the payment of business rates levied on the demise by the local rating authority.

TENURE

The property is To Let by way of a new lease for a term of years to be agreed.

EPC

An new EPC will be provided on completion of the refurbishment .

TENANT INCENTIVES

The Welsh Government and Business Wales have a number of schemes and initiatives offering grants and incentives to new and expanding businesses.

The letting agents will be able to direct interested parties to the relevant person within the Welsh Government to discuss this.



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VIEWING

By prior appointment through the agents Legat Owen and BA Commercial:

CONTACT

LegatOwen
CREATING OPPORTUNITIES
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CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found here. We recommend you obtain professional advice if you are not represented.

VAT

All terms will be subject to VAT at the prevailing rate.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/ Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. DATE PREPARED: June 2023.



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