

Ref: SD 2464

## **Office Business Park For Sale - £2,200,000**

**Riverside Business Park, Benarth Road, Conwy, LL32 8UB**



**For sale Office Business Park situated in Benarth Road, Conwy, well established busy office site let to numerous office users. Presently 100% full.  
Gross rentals £342,150.63 up to 31 March 2023.**

**PREMIUM  
£2,200,000 PRICE**

**CALL US 01492 534881**

**St. Davids Commercial**  
Commercial House  
17 Coed Pella Road  
Colwyn Bay  
Conwy  
LL29 7BA  
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**St Davids Property Management Ltd.**  
Address as Above  
Co. Reg. No. 02625193

SALE WILL BE BY WAY OF SHARE TRANSFER OF MAR TRUST LTD

## ACCOMMODATION

### TELFORD LODGE

Detached office building extending to some 75m<sup>2</sup> (816 square feet)

EPC Rating 'D' until 25/3/31

### ASHDOWN AND CONNAUGHT

Circa 44 offices extending to some 1489m<sup>2</sup> (16215 square feet)

EPC Rating 'D' until 21/3/31 with planning for extension DC/0/45573

01492 575202

### WARWICK

Extending to some 76m<sup>2</sup> (827 square feet)

EPC Rating 'D' until 24/1/28

### BRUNSWICK

7 offices

Extending to some 317m<sup>2</sup> (3452 square feet)

Various P.O. Boxes which produce good income

### PINE LODGE

Circa 400 square feet

Detached building under 500 square feet

No EPC required

### VACANT DETACHED TANK

Presently vacant with planning for further 6 offices

See Application Ref DC/0/48625

Sarah Shepherd 01492 575267

Planning for extension to part (presently being reviewed, see Application on Ashdown and Connaught)

Viewings by appointment only. Saturday mornings or after 5pm in the week

PRICE £2.2 MILLION

St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial 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. April 2023. Subject to contract.

**PREMIUM**

**£2,200,000 PRICE**