



**Lambert
Smith
Hampton**

0161 228 6411
www.lsh.co.uk

For Sale

By Order of the Joint Law of Property Act Receivers

REFURBISHED OFFICE WITH PARKING

ORME HOUSE, BLACKMARSH ROAD, MOCHDRE, LL28 5HA



- Refurbished Office with 28 Demised Parking Spaces
- Available on a Long Leasehold Basis
- Offered with Vacant Possession
- 100 MB Internet Connection Available to Lease
- Located on an Established Business Park
- Opportunity to Split into two Self-Contained Offices (STP)
- Good Transport Link to North Wales Expressway (A55)

Lambert Smith Hampton

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ORME HOUSE, BLACKMARSH ROAD, MOCHDRE, LL28 5HA



Location

The property fronts onto Blackmarsh Road and forms part of Mochdre Business Park. The Park is accessed off Conway Road (A547) which connects to Colwyn Bay approx. 2 miles east of the subject property and Llandudno Junction approx.. 2.5 miles to the south west. Junction 19 of the North Wales Expressway (A55) located to the south of the property.

Description

The property is comprised of a recently refurbished two-storey office building with a two storey extension to the front which serves as the main reception area. The main building is split into two open-plan offices on the ground and first floors with ancillary meeting/board rooms to the sides and kitchen and WC facilities on the ground floor. Internal specifications include a suspended tile ceiling with in-lay LED lighting, painted walls and a carpeted tile floor. Heating is provided via a combination of underfloor and radiator heating. We understand that mains services to the building include electric, gas, water and drainage.

Accommodation

The property has been measured in accordance with the RICS Property Measurement (2nd Ed.). The approximate NIA and IPMS 3 – Office area is as follows:

Ground Floor Office :	335 Sq. M. / 3,606 Sq. Ft.
First Floor Office:	378 Sq. M. / 4,069 Sq. Ft.
TOTAL FLOOR AREA:	713 Sq. M. / 7,675 Sq. Ft.



Energy Performance Certificate

The property has an EPC rating of B (35). A copy of the EPC certificate is available on request.

Tenure

The property is available on a Long Leasehold basis for a term of 125 years ending on 11th May 2142 at a peppercorn rental.

Terms

The property is available at a sale figure of £725,000 plus VAT.

VAT

All prices are quoted exclusive of VAT.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

Viewing and Further Information

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