



**LAST UNITS REMAINING**  
Newly Refurbished



## **PARC MENTER, AMLWCH, ANGLESEY LL68 9BX**

Refurbished Industrial & Office Units To Let

**UNIT SIZES AVAILABLE FROM 955 – 6,000 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.**

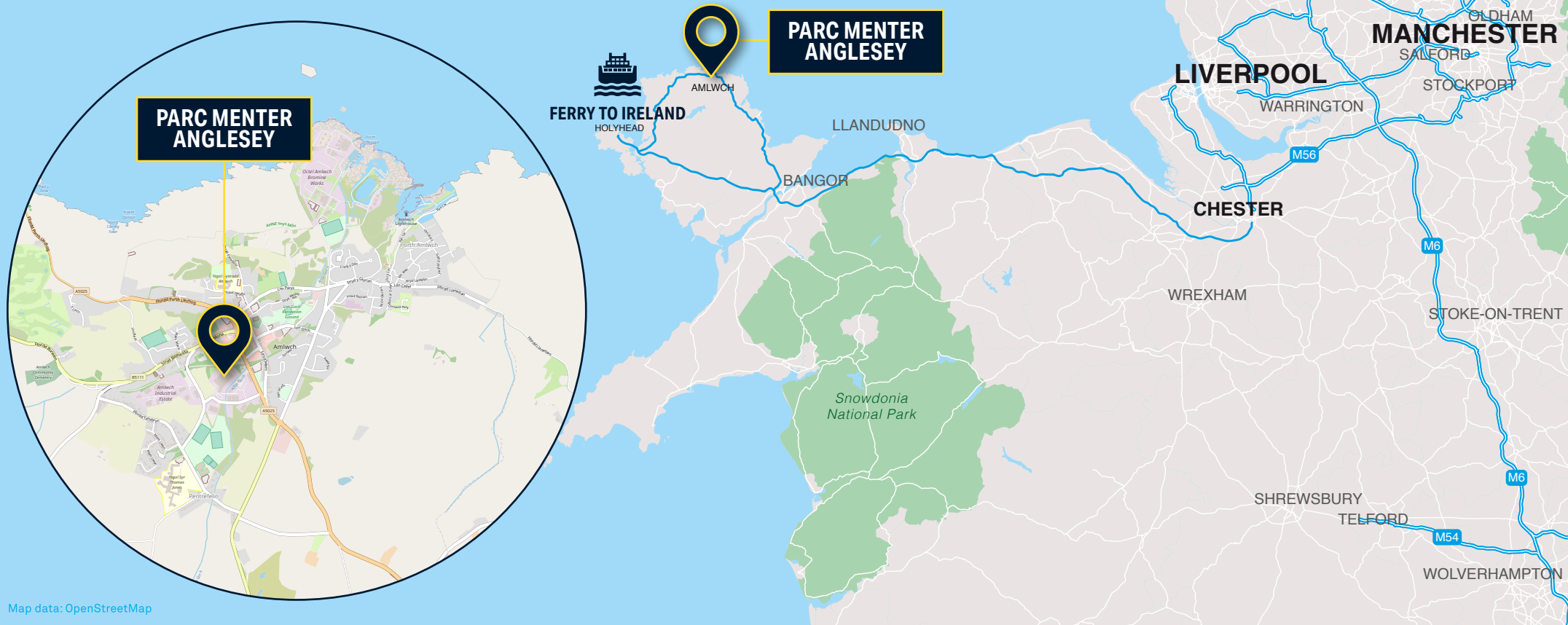
Parc Menter is the largest site and building on the well established Amlwch Industrial Estate. It benefits from being part of the Anglesey Enterprise Zone and regeneration area.

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.



Map data: OpenStreetMap



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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 Grade A newly refurbished industrial estate providing a variety of warehouse and office accommodation.**

The office block comprises of a single story building befitting from UPVC double glazing window, LED lighting, new carpets and decoration. Suite sizes range from 1,668-2,275sqft.

The warehouse facility comprises steel post and truss construction with profile metal sheet cladding to the side elevations and the roof. As part of the refurbishment works the building has been reclad and extensive roof refurbishment works undertaken.

The industrial accommodation has been subdivided to create 10 units ranging from 955sqft and 21,130sqft. Eaves heights range from 5-8.5m.

**Each unit has been refurbished to a Grade A specification and includes:**



**NEW ELECTRIC ROLLER SHUTTER DOOR**



**NEW INTERNAL LED LIGHTINGS**



**FULL INTERNAL DECORATION**



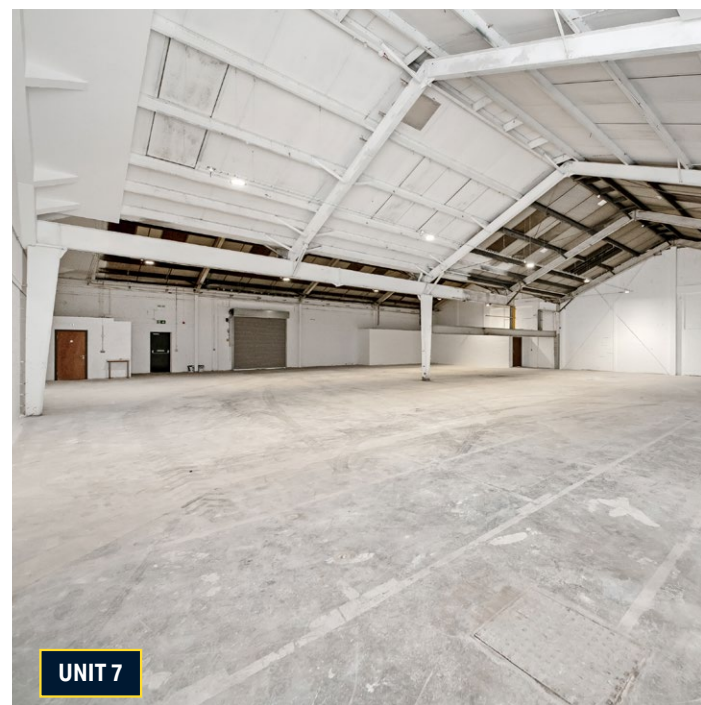
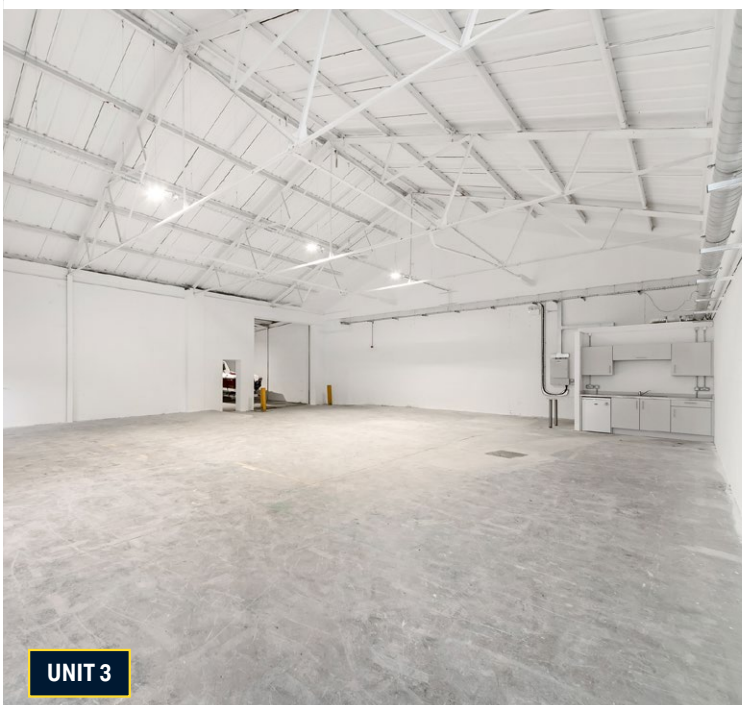
**NEW KITCHEN AND TOILET FACILITIES**



**NEW EXTERNAL LED LIGHTING**



**RESURFACED AND LINED  
EXTERNAL YARD AREA**



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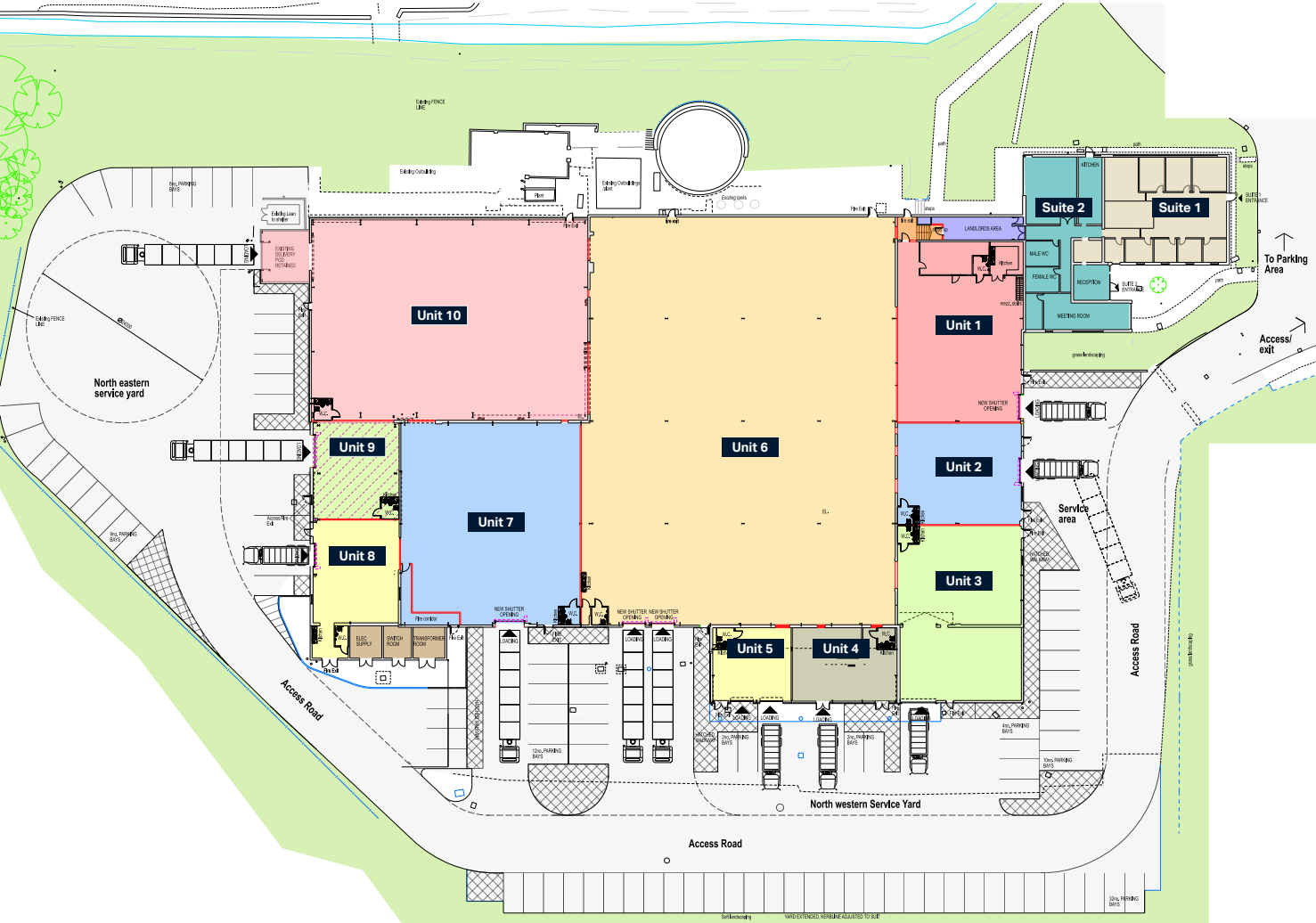
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# FLOOR PLANS

The completed development provides a variety of Grade A refurbished office and industrial accommodation with supporting service yard area and generous onsite parking. Units ranging from 955sqft -21,000 sq ft.



The accommodation has been subdivided to provide a variety of office and industrial accommodation.

### 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:	2,375 sq ft	Available
Unit 5:	955 sq ft	Under Offer
Unit 6:	21,130 sq ft	Let
Unit 7:	6,045 sq ft	Available
Unit 8:	1,685 sq ft	Let
Unit 9:	1,360 sq ft	Let
Unit 10:	9,300 sq ft	Let

All units are provided with seperately metered water and electricity supply for the tenant to connect into. Each unit has 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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**THE PORT OF HOLYHEAD IS APPROXIMATELY  
20 MILES TO THE WEST**

**PARC MENTER  
YNYS MÔN**

**A5025**

**A5025**



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## **RENT & SERVICE CHARGE**

Further information is available on request.

## **BUSINESS RATES**

Any incoming 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.

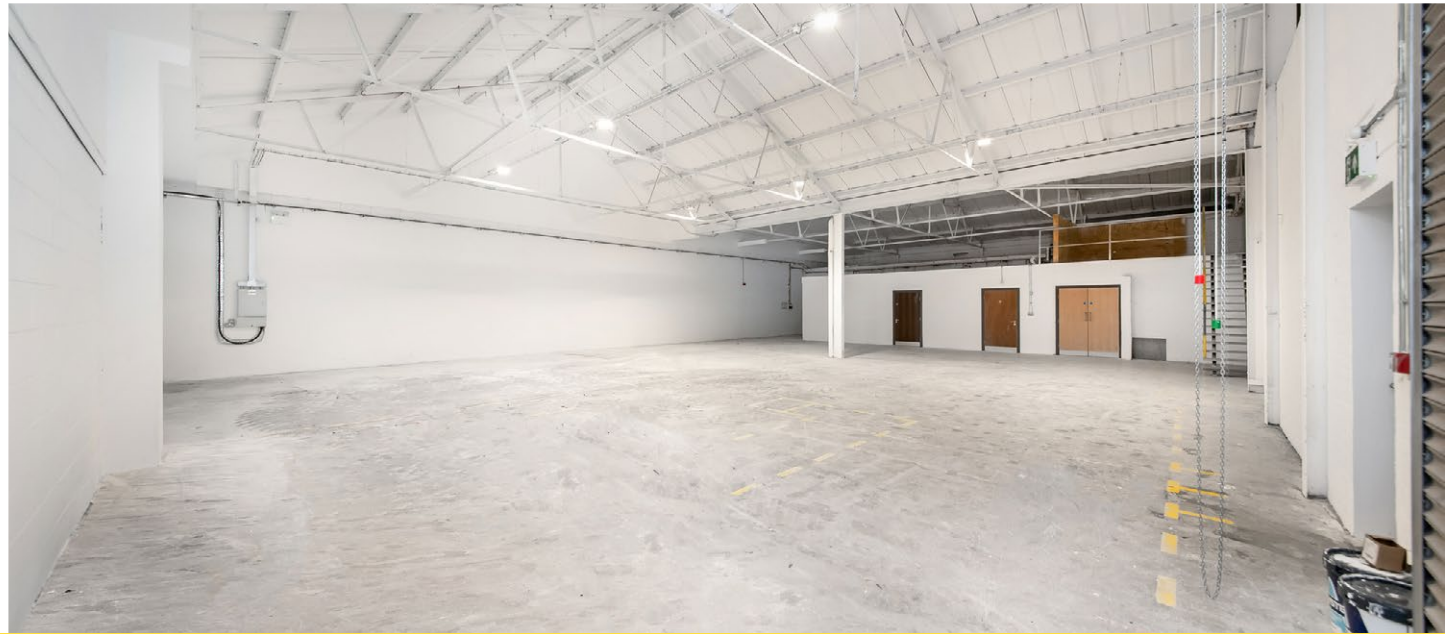
## **EPC**

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  
01244 408200  
legatowen.co.uk

**BA Commercial**  
01244 351212  
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HOLDINGS**

**KING STREET  
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### Darren Moorhouse

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### Howard Cole

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01244 351 212 | 07378 647 578

## 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: February 2025.



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