

Ref: SD 2673

## **Offices Available - £21,625**

**Williams House, Conway Road, Mochdre**



**First Floor offices available as separate suites or as a whole with car parking.**

**OFFERS FROM  
£21,625 PER ANNUM PLUS VAT**

**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

## Accommodation

Office 4b – 2.5M x 4M (rear) 10M

Office 4a – 6.5M x 4M (front) 26M

Offices 5a, 5b and 5c – 12M x 5M (front) 60m<sup>2</sup>

Offices 6a, 6b and 6c – 17.5M x 6.5M – 113.75m<sup>2</sup>

Offices 7, 8 and 9 – 11M x 5M – 55m<sup>2</sup>

Total first floor space 264.75m<sup>2</sup> (2880 square feet)

Rental is considered low at £7.50 per square foot plus VAT and small service charge.

Car parking at front for 15 cars.

RENTAL £21,625.00 PLUS VAT

OR

OFFERS FROM £1,000.00 PLUS VAT PER ANNUM

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 2025. Subject to contract. Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors.

**OFFERS FROM**

**£21,625 PER ANNUM PLUS VAT**