

TO LET

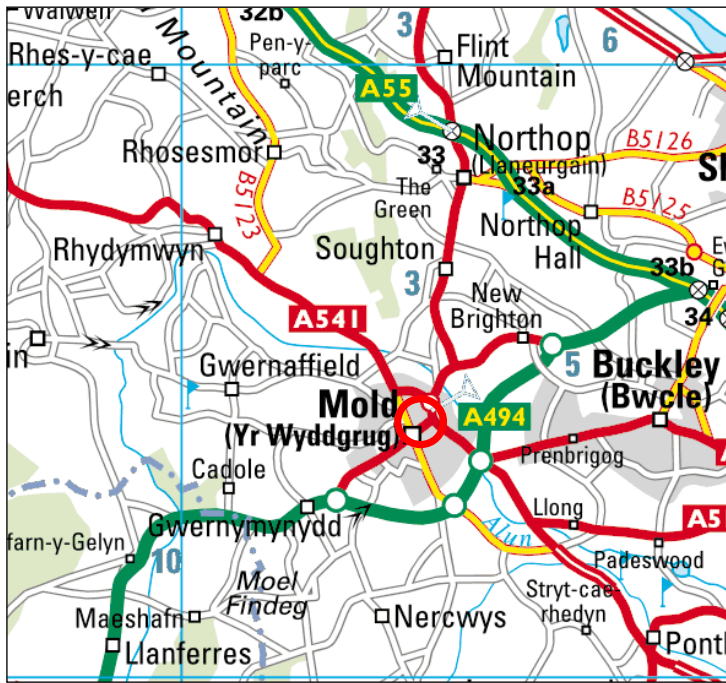
A self-contained office suite with independent access directly on to the High Street providing fully refurbished modern office accommodation.

1,376 sq ft (128 sq m)



**First Floor
43-47 High Street, Mold CH7 1BQ**





Location

The subject property occupies a prominent and easily accessible location on the High Street which is one of the main retailing streets in the heart of the commercial centre of Mold Town Centre. Extensive car parking facilities are available off Clayton Road which is a short walk away and provides very economical parking rates.

Mold is the main administrative centre for the County of Flintshire within North East Wales. Mold is well served by the A55 (North Wales Expressway) providing access to Chester to the east (approximately 13 miles) and Bangor to the west (approximately 40 miles). The A55 also provides excellent links to the M53 and M56 thereafter.

Description

The subject property comprises a modern three storey building with retail units at ground floor and two floors of offices above. The subject office suite is located at first floor level and benefits from its own pedestrian access directly on to the High Street. The office suite has recently been refurbished and now provides accommodation of a good modern standard. The suite comprises five partitioned private offices accompanied by a reception, separate kitchen and male and female wc facilities.

Accommodation / Areas

The subject property has been measured on a Net Internal basis in accordance with the Royal Institution of Chartered Surveyors Recommended Practice and we calculate that they extend to the following areas :-

Floor areas 1,376 sq ft (128 sq m)

Lease

The premises are available by way of a new lease for a period to be agreed. Flexible terms are available.

Rent

In the region of £8,000 per annum exclusive.

VAT

All figures and prices quoted are exclusive of, and may be liable to, VAT at the standard rate prevailing.

Further Information / Viewing

Please contact Jonty Goodchild of the sole retained agents Bolton Birch.

Tel: 01244 311681
 Email: jonty@boltonbirch.com

Subject to contract



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