

## LLANDYGAI IND. EST.



## BANGOR

Ref:FA00600

Freehold 40,472 sq ft (3,760 sq m) modern distribution facility on a self-contained site of 2.55 acres. The property comprises a modern portal framed industrial building arranged in three open bays. Internally, the unit benefits from an eaves height of 5.7m, 5 no. roller shutter loading doors, a single storey blockwork office area with storage above, and male and female WC's. Externally, the unit benefits from a secure, self contained yard, which will be laid out to provide loading and 16 trailer parking bays and a separate car parking area with 54 marked spaces to the front of the property. Bangor is a key employment location in North Wales acting as a hub location serving north, mid and west Wales together with Anglesey. Ad well as a varied employment sector the town also has an established university. Bangor is readily accessible from the A55 North Wales Expressway, which provides linkages to Merseyside and Greater Manchester, 79 miles (126km) and 90 miles (144km) to the north east respectively. The A55 joins the M56 at Ellesmere Port, which affords direct access to the M6. Bangor has a mainline rail connection, which provides direct services to Chester, Crewe, Manchester and Cardiff – all of which provide direct services to London Euston. The port of Holyhead, is only 25 miles from Bangor and is a major freight and passenger terminal, principally serving routes to Ireland including fast ferry services to Dublin in under 2 hours.