



# Mostyn Estates

LLANDUDNO AND FLINTSHIRE

## To let: OFFICE SUITE, £8,000 pax

Central Llandudno

Served by lift

2 off-road car spaces



### General

**Address** 2nd floor, 24 Trinity Sq.  
Llandudno LL30 2RH

**Asking rent** £8,000 p.a.x.

**Term** Flexible

**Rates** Payable to Council  
£3,387 (2014/15)

**Legal Costs** Each party to pay their own costs

### Accommodation

Office 1 230 ft<sup>2</sup>

Office 2 170 ft<sup>2</sup>

Office 3 165 ft<sup>2</sup>

Staff room/mess 215 ft<sup>2</sup>

Toilet

**Passenger lift and stairs**

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

**EPC to follow**

For further information or viewing please contact:

**Mostyn Estates Ltd**  
**01492 876977**