

InTec is situated on Parc Menai, Bangor, with direct access to the A55 expressway for direct regional access to North Wales. The two storey accommodation totalling 2000m<sup>2</sup> is divided into two wings extending from a shared reception and exhibition area on the ground floor, with conference and shared kitchen areas on all four wings. Spaces to let range from 20m<sup>2</sup> and 40 m<sup>2</sup> carpeted offices on the first floor to 70m<sup>2</sup> - 100m<sup>2</sup> carpeted offices and laboratories on the ground floor.

### **Building design features**

- Conference and
- Breakout rooms for informal meetings
- Partial reception service according to tenants' needs
- Central photocopying and scanning
- Structured CAT5E communications cabling throughout
- 100Mb Fibre speed leased line internet connection
- Digital Central Phone System with DDI extensions
- Units individually alarmed with 24/7 access via electronic Fob technology
- Digital CCTV surveillance for added security
- Landscaped Environment
- Visitor and tenant parking
- Refuse and recycling facilities
- Individual electricity metering of units
- Outbuilding for safe storage of chemicals
- Monthly invoicing for safety systems, utilities, phone and internet usage

### **Tenants support package**

- Discounted uses of conference facilities
- Business and Marketing Advice available locally
- Easy terms and flexible contracts

Units available to let at Intec				
Unit	Square Feet	Metre Square	Annual Rent + VAT	Annual Service Charge + VAT
F5	355 Sq Ft	32 Mt Sq	£3,728.00	£3,705.00
F8	456 Sq Ft	42 Mt Sq	£4,788.00	£3,705.00
F11	431 Sq Ft	40 Mt Sq	£4,526.00	£3,705.00

### **Enquiries**

Contact [estates@gwynedd.llyw.cymru](mailto:estates@gwynedd.llyw.cymru) to arrange an appointment to view the premises.

### **Application guidelines**

The applicant should complete the application form and present recent audited accounts, you may include a business plan, it is not essential. You can contact the Business Wales (Phone number – 03000 603000) to receive support to prepare a business plan. It's a free, confidential and impartial information service for businesses in Wales. Every application will be assessed individually in accordance with the application form. Applications can be sent directly to [estates@gwynedd.llyw.cymru](mailto:estates@gwynedd.llyw.cymru) or by post to Estates, Gwynedd Council, Housing & Property Department, Shirehall Street, Caernarfon, Gwynedd. LL55 1SH.