

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 2000m² 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 20m² and 40 m² carpeted offices on the first floor to 70m² - 100m² 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
F8	456 Sq Ft	44 Mt Sq	£4,788.00	£3,705.00

Enquiries

Contact 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 or by post to Estates, Gwynedd Council, Housing & Property Department, Shirehall Street, Caernarfon, Gwynedd. LL55 1SH.