

PLAS PENTWYN



dod â'r gymuned ynghyd  
bringing the community together



## Business Units / Unedau Busnes



### Available Units:

Business Unit 2 £3,100 per annum  
Business Unit 3 £3,100 per annum  
Business Unit 4 £3,100 per annum

### Location:

The units are located on the lower floor of Plas Pentwyn. The village of Coedpoeth is just 4 miles from Wrexham and 12 miles from Chester.

### Services:

All units are 24m<sup>2</sup> and come furnished with two desks, chairs and a filing cabinet. Telephone points are provided and there is access to a kitchenette. Tenants will be responsible for installing telephone lines, business rates, utilities and contents insurance. There is 24 hour independent access and CCTV security. There is also no service charge during 2008.

Our units are the perfect base for new business set ups, those that have outgrown home working or small businesses who require facilities for business meetings, such as separate meeting and training areas, conferences, state of the art ICT and catering facilities which are all on site.

The flexible lease agreements allow for the provision of long term commercial letting as well as short term workspace.

### Unedau Ar Gael:

Uned Fusnes 2 £3,100 y flwyddyn  
Uned Fusnes 3 £3,100 y flwyddyn  
Uned Fusnes 4 £3,100 y flwyddyn

### Lleoliad:

Mae'r unedau ar lawr isaf Plas Pentwyn. Nid yw pentref Coed-poeth ond 4 milltir o Wrecsam a 12 milltir o Gaer.

### Gwasanaethau:

Mae'r holl unedau'n 24m<sup>2</sup> ac yn dod gyda dwy ddesg, cadeiriau a chwprdd ffeilio. Caiff socedi ffôn eu darparu ac mae cegin fach ar gael. Bydd tenantiaid yn gyfrifol am osod llinellau ffôn, trethi busnes, gwasanaethau ac yswiriant cynnwys. Mae mynediad annibynnol 24 awr a TCC diogelu. Nid oes unrhyw dâl gwasanaeth yn ystod 2008.

Mae ein hunedau'n ganolfan berffaith i sefydlu busnesau newydd, rhai sydd wedi tyfu'n rhy fawr i weithio gartref neu fusnesau bach sydd angen cyfleusterau ar gyfer cyfarfodydd busnes, fel manau cyfarfod a hyfforddiant ar wahân, cynadleddau, TGCh diweddaraf a chyfleusterau arlwyyo sydd i gyd ar y safle.

Mae'r cytundebau prydlesu hyblyg yn caniatáu darparu ar gyfer gosod masnachol hirdymor yn ogystal â lle gweithio byrdymor.