

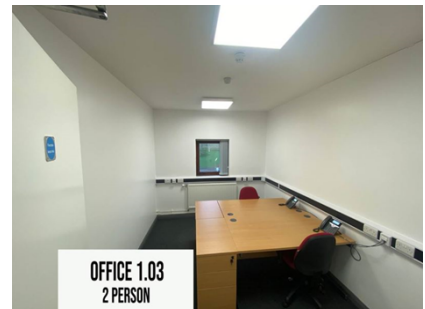
MSPROPERTIES

ESTATE AGENCY

AberInnovation , Penrhyncoch, Plas Gogerddan,

£204 Monthly

TO LET / I'W OSOD



Property Features:

- Furnished
- Multiple offices
- Great start up Opportunity
- Reception
- Ample Parking
- Selection of sizes
- Business Hub
- Rural Location

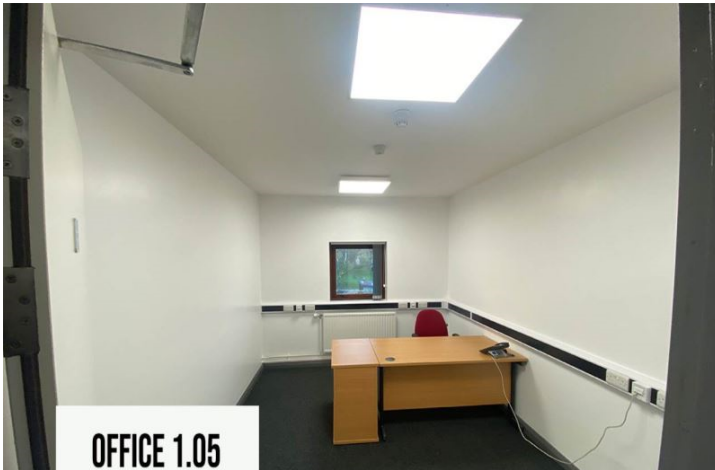
Description

An excellent opportunity to rent a fully serviced office space at a highly sought-after innovation location. Located next to IBERS at Gogerddan, the 100 year old site for crop breeding and development, this idyllic setting is perfect for increased productivity and profitability.

This idyllic setting is perfect for increased productivity and profitability, leaving the smog, congestion and long commutes of the city for the exceptional beauty of mid Wales. AberInnovation creates an environment where product development and business growth are frictionless, making it the ideal place for businesses to start, scale and succeed. With approximately 200m² of services office space to rent, why not join the community of like-minded innovators.

This is made possible by a strong community of world-leading experts and world-class businesses sharing a common purpose and a common location.

For more information about the facilities we have to offer, call the AberInnovation team on 01970



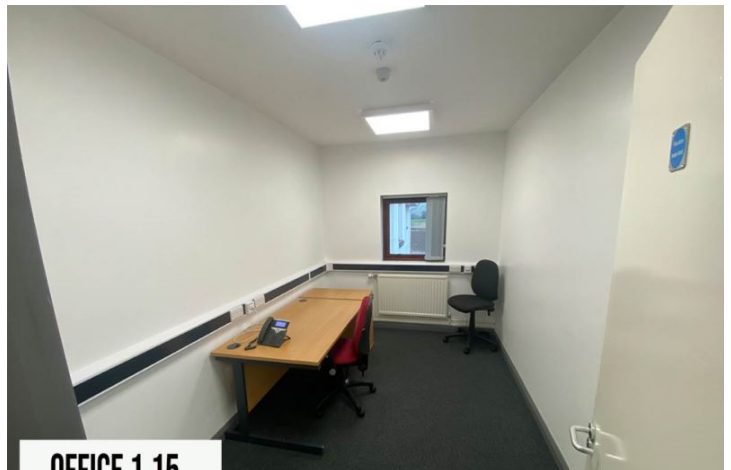
OFFICE 1.05



OFFICE 1.07

EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A	A	A	A
(81-91)	(81-91)	B	B
B	B	C	C
(69-80)	(69-80)	D	D
C	C	E	E
(55-68)	(55-68)	F	F
D	D	G	G
(39-54)	(39-54)		
E	E		
(21-38)	(21-38)		
F	F		
(1-20)	(1-20)		
G	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



OFFICE 1.15