



● GLASGOW

● EDINBURGH

● NEWCASTLE

● BELFAST

● LEEDS

● DUBLIN

HOLYHEAD

LIVERPOOL

● MANCHESTER

● BANGOR

● CHESTER

● ROSSLARE

● BIRMINGHAM

● SWANSEA

● CARDIFF

● LONDON

AN INSPIRING BUSINESS PARK

Companies looking to succeed in today's competitive business climate need the right environment to flourish and grow.



Parc Bryn Cegin offers the most exciting new premier business park environment in North Wales. With Snowdonia to one side and the countryside and beaches of Anglesey and the Llyn Peninsula to the other, this is a place to feel inspired. The distinctive, low-density development combines the benefits of a high-quality commerce park with a strategic location that's ideal for both business and leisure. Businesses that can achieve a stimulating balance of lifestyle and workstyle are poised to reap the benefits.

It all adds up to a better – and more efficient – way of living and working.



A STRATEGIC LOCATION

Parc Bryn Cegin holds an ideal strategic location on the major road and rail axis of the North Wales coast.

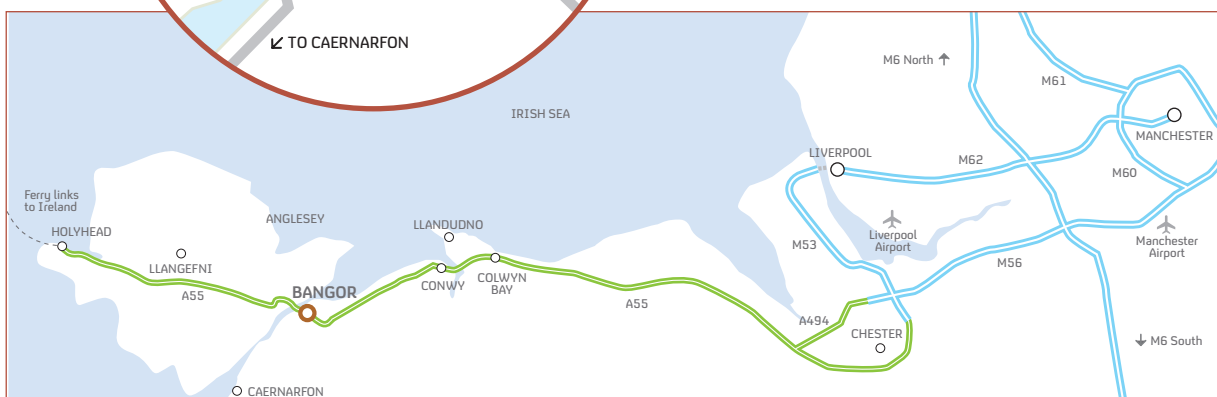
The business park offers a gateway site between Deeside, Chester and the motorway network to the east and the port of Holyhead and Anglesey to the west. The nearby A55 North Wales Expressway brings both the Merseyside and Manchester conurbations within a 90-minute drive while high-speed freight and passenger ferry links from Holyhead are just 25 minutes away. Local buses serve the site from Bangor city centre just 2.5 km away with its major rail links that include rapid Inter-City services to London (3.5 hours).



DRIVE TIMES*

- Liverpool Airport 1 hr 45 mins
- Manchester Airport 1 hr 45 mins
- Port of Holyhead 25 mins
- Bangor railway station 5 mins
- Caernarfon 15 mins
- St Asaph 45 mins
- Chester city centre 1 hr 20 mins
- Liverpool city centre 1 hr 35 mins
- Manchester city centre 1 hr 55 mins

*Source: www.theaa.com





TIME AND SPACE TO THINK

At Parc Bryn Cegin you are close to everything your business needs – but away from the time-wasting and costly pressures that soak up time and sap your energy.



With trees instead of traffic, pure air instead of pollution and space to park, walk, play – and think – workstyle and lifestyle start to harmonise. The sensitive architectural approach complements a delightful woodland setting to create a high-quality environment that will energise your people and allow work to take on a whole new dimension.



BANGOR

MENAI STRAITS

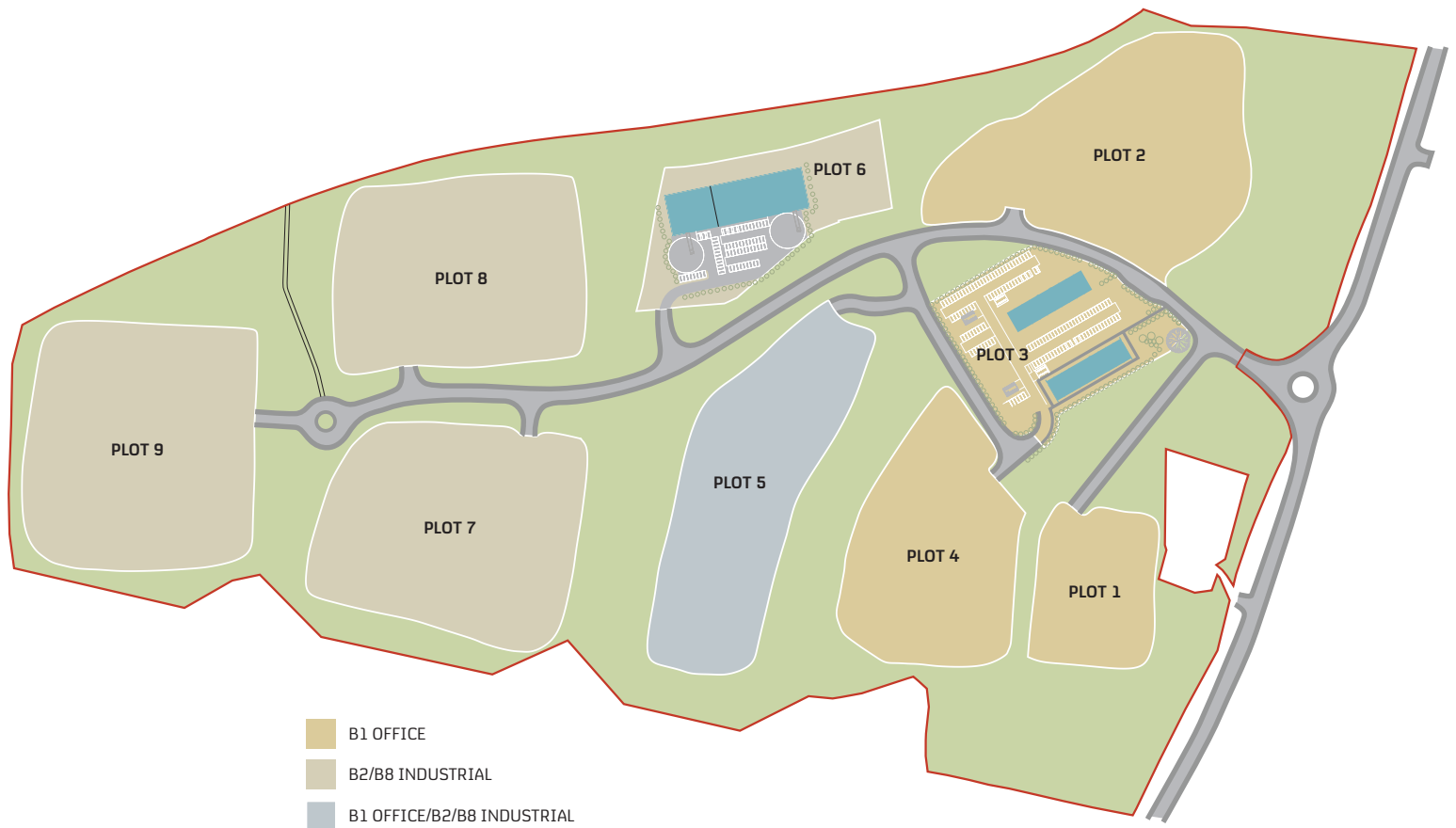
A5

A55

JUNCTION 11

← TO HOLYHEAD

TO CHESTER →



ENHANCING YOUR ENVIRONMENT

Parc Bryn Cegin is strikingly landscaped to maximise the benefits of the exceptional natural surroundings.

Cutting-edge design is enhanced by a high-quality palette of materials, carefully selected to complement the mature rural setting and ensure environmental sustainability. The gently sloping site is carefully contoured to create a range of plateaux with attractively presented office areas to the forefront and larger industrial development beyond. The masterplan is underpinned by a multi-million pound infrastructure package, creating a spine road through the site from a roundabout junction off the old A5, Llandegai Road. Separate safe routes are provided for pedestrians and cyclists together with high-quality facilities for public transport.



Representative image of recent development by UK Land & Property

THE FUTURE IS HERE

A business park conceived with care to provide an exceptional high-quality environment.

Parc Bryn Cegin is designed to foster a varied and vibrant business community through a balanced mix of high-quality offices, business and industrial accommodation that will attract inward investors along with locally-based companies. Both office and industrial buildings will be custom-designed to a high specification. Feel free to call the development team to discuss your individual needs. You'll benefit from efficient workspace for today while retaining flexibility for your future growth.

Offices will be available from 465 sqm (5,000 sqft) with an initial phase of 1,858 sqm (20,000 sqft) of new accommodation ready for occupation in spring 2009.

The first phase will also provide 2,787 sqm (30,000 sqft) of industrial accommodation. Gross development area is 35.97 hectares (88.88 acres), with planning permission for B1 (business) and B2 (general industrial) purposes totalling 70,410 sqm (758,000 sqft). Advanced fibre-optic broadband services are available at low cost to businesses at Parc Bryn Cegin through the £30m Welsh Assembly Government supported FibreSpeed network, a regional fibre-optic 'trunk' network provided to key strategic business parks in North Wales.



Representative image of recent development by UK Land & Property

SPECIFICATION

OFFICES	INDUSTRIAL
"BREEAM Excellent"	"BREEAM Excellent"
Open Floor Plates	Steel Portal frame
Raised Floors	Clear Span Space
Combined Heating and Cooling	Full Height Grade Level Access
Generous Car Parking Ratios	Dedicated servicing
Feature Entrance Reception	Integral Offices
Passenger Lifts	Insulated Cladding System
Landscaped Grounds	On-site car parking
DDA Compliant	DDA Compliant

'Our move to the new premises has surpassed our expectations... the prestigious appearance of the building and a high quality fit-out have been well received by staff and clients alike'

Phil Yarranton – Area Director, Keepmoat PLC



A STRONG EMPLOYMENT BASE

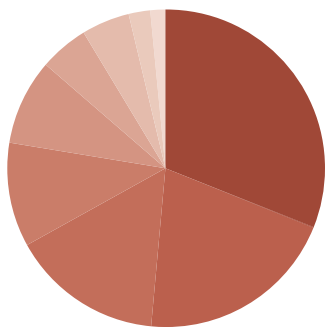
The North Gwynedd area offers a broad and stable employment base with 300,000 people economically active.

Businesses can rely upon strong support from Bangor University. Established in 1884, The University enjoys a tradition of academic excellence and operates a 'learning city' strategy which promotes and develops its commercial spin-off activities. Total commitment to excellence in teaching and research has fostered many partnerships with business and the wider community; partnerships that have been acknowledged by the Knowledge Transfer Partnership as models for the rest of the UK.

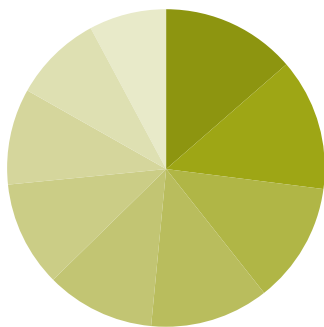
Bangor University is currently working with business and industry on the establishment of a £10m world-class Management Centre and other high profile projects in North Wales, as well as maintaining close links with the NHS in Wales. 2,500 students graduate from Bangor every year – excellent quality-of-life and exciting new job prospects ensure high retention rates in the local and regional job market.



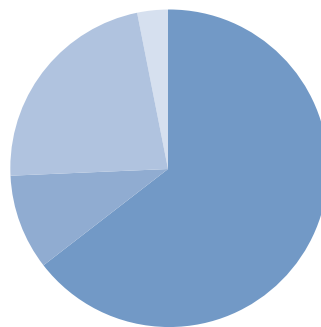
NORTH WALES URBAN AREA



- Public Sector
- Distribution, Hotels & Restaurants
- Manufacturing
- Banking, Finance & Insurance
- Construction
- Transport & Communications
- Other Services
- Agriculture & Fishing
- Energy & Water



- Managers & Senior Officials
- Skilled Trades Occupations
- Professional & Technical
- Elementary Occupations
- Administrative & Secretarial
- Professional Occupations
- Services
- Process, Plant & Machine Operatives
- Sales & Customer Service



- Employees
- Self-Employed
- Economically Inactive
- Unemployed

	POPULATION	ECONOMICALLY ACTIVE
North Wales Urban Area	675,600	308,700
60 minute drive time	544,600	244,100
45 minute drive time	298,400	121,100



EXCEPTIONAL LIFE QUALITY

In a location such as Bryn Cegin you'll enjoy a quality of life that can positively energise your work.

With the opportunity to live close at hand in the country, beside the sea or in a historic city, commuting and crowds become irrelevant. You'll find average house costs in Gwynedd lower than the North Wales average and well below most other UK areas. Leisure pursuits on your doorstep range from watersports, golf or climbing in some of the UK's most breathtaking scenery to simply lazing on some of its finest – and quietest – sandy beaches.

Education facilities are excellent with a wide range of good schools; while the old-established University of Wales at Bangor, with 9,000 students, has achieved the top rating of 'excellent' for over half the departments assessed to date. It is also rated the top university in the UK for its help and support to students. Bangor itself provides the area's major retail focus; with the redeveloped Wellfield Centre at its heart.



‘Technium CAST supports new high tech businesses, and along with our incubating companies we are really impressed with the skills in the local labour market. We have found Bangor to be an excellent place for technology-led businesses which value the quality of their environment, and demand good communication links to other regions’

Karen Padmore, Director, Technium CAST (Centre for Advanced Software Technology)

‘We are absolutely delighted with the quality of staff we have been able to recruit at all levels in Bangor’ *The Book People*

FOR MORE INFORMATION

Richard Johnson**T** 0161 238 7416**E** Richard.Johnson@eu.jll.com**Stephen Wade****T** 01244 408200**E** scw@legatowen.co.uk**Bob Nicholson****T** 01606 833333**E** bob.nicholson@pochins.plc.uk**EU Objective****T** 0300 060 3000**W** business.wales.gov.uk

(MAE FERSIWN CYMRAEG OR DAFLEN HON AR GAEL YN WWW.UKLANDANDPROPERTY.COM/BRYNCEGIN)

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