

INDUSTRIAL/ WAREHOUSE UNIT



Unit A1/A2 Tir Llwyd Industrial Estate, Rhyl, LL18 5JA

10,104 sq ft / 938 m²

- Unit is available by way of a sub-lease or assignment
- Eaves height of 3.7 metres
- 1no. loading doors
- Car parking for 30 vehicles

LOCATION

Tir Llwyd Industrial Estate is an established industrial location in Kinmel Bay, North Wales. The coastal town is located close to well known Rhyl and well connected by Road with Junction 25 (Bodelwyddan) of the A55 Dual Carriageway located within 2.5 miles providing access to other North Wales conurbation and Chester/North West and beyond.

ACCOMMODATION

Description	Size (sq ft)	Size (sq.m)
TOTAL	10,104	938

DESCRIPTION

The property comprises a detached industrial/warehouse unit and provides the following specification:-

- Steel portal frame construction
- Part brick, part profile metal clad elevations
- 2.7m eaves to the underside of the haunch
- 3.7m clear internal height
- 1 no. electric up and over level access loading doors
- Ground Floor Offices
- Male and Female WC's



TERMS

The property is available by way of sublease, assignment.

Terms of the existing lease:-

Lease Start Date - 14th July 2017

Lease Expiry Date - 13th July 2037

Annual Rent - £48,395 per annum (July 2023 outstanding)

BUSINESS RATES

Interested parties should make their own enquiries to the local authority.

ENERGY PERFORMANCE CERTIFICATE

Available upon request

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VIEWINGS

For further information please contact the sole agents:

Alex Perratt

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