

Industrial

Unit 19 | Tir Llwyd Industrial Estate

📍 St. Asaph Avenue, Rhyl, LL18 5JH

Unit 19 | 999 sq ft

Ideal starter unit

Tir Llwyd Industrial Estate offers versatile industrial accommodation. The units are arranged over several terraces. All units benefit from loading shutter doors to the front elevations as well as parking provisions and are suitable for a range of uses. Tir Llwyd Industrial Estate is situated in an established industrial location with excellent road and rail transport links

Lease Type

New



✔ Unit Summary

- Car Parking
- WC Facilities
- Flexible Space
- Electric Roller Shutter Door
- Starter Unit
- Storage Unit

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£14,100.00	£14.11
Rates	£2,719.90	£2.72
Maintenance Charge	£2,000.00	£2.00
Insurance	£199.80	£0.20
Total Cost	£19,019.70	£19.04

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Tir Llwyd Industrial Estate is situated in an established industrial location with excellent road and rail transport links



Road

Tir Llwyd Industrial Estate lies approximately 2.5 miles to the North of Junction 25 of the A55 (North Wales Expressway), which provides a dual carriageway route across north Wales.



Airport

Manchester Airport is roughly 60 miles away and within an hour drive time.



Rail

Tir Llwyd Industrial Estate lies approximately 2.5 miles to the North of Junction 25 of the A55 (North Wales Expressway), which provides a dual carriageway route across north Wales.

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (61)

Key Contact



Hannah Webster

Customer Engagement Manager

"Hannah joined Industrials in 2022 and is our Customer Engagement Manager for our properties in North and the North West. Please drop Hannah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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