/INDURENT



Industrial

UNIT 31 | TIR LLWYD INDUSTRIAL ESTATE

St. Asaph Avenue, Rhyl, LL18 5JH

UNIT 31 | 2,872 SQ FT

Industrial Unit

The unit is well-presented and benefits from modern LED lighting, WC facilities, and dedicated car parking. A front-loading roller shutter door provides convenient access for deliveries and operations, while 24-hour access ensures flexibility for round-the-clock use. Located within a well-established industrial estate, this unit enjoys excellent connectivity via nearby road and rail links, making it a strategic choice for businesses requiring efficient transport access. The estate's infrastructure and layout support smooth logistics and operational flow, contributing to a productive working environment

Lease Type	New



Unit Summary

- 24 Hour Access
- Common Yard Area
- Flexible Space
- Fire Alarm System
- Car Parking
- WC Facilities

	Per Annum	Per Sq Ft
Rent	£25,000.00	£8.70
Rates	£7,992.00	£2.78
Maintenance Charge	£4,500.00	£1.57
Insurance	£574.40	£0.20
Total Cost	£38,066.40	£13.25

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.

For more info please visit: unit.info/UIP0101595

+44(0) 808 169 7554

Industrial

UNIT 31 | TIR LLWYD INDUSTRIAL ESTATE

St. Asaph Avenue, Rhyl, LL18 5JH

Location

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

Road
A55: 2 miles

Airport
Liverpool: 45 miles

Rail
Chester Railway Station: 31 miles

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	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (73)

/INDURENT

enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

Follow us

Key Contact

Becca Griffiths
Customer Engagement Manager

"Please drop Becca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"

+44(0) 808 169 7554