/INDURENT



Industrial

UNIT 38 | TIR LLWYD INDUSTRIAL ESTATE

St. Asaph Avenue, Rhyl, LL18 5JH

UNIT 38 | 2,850 SQ FT

Industrial Unit with office

Unit 38 at Tir Llwyd Industrial Estate offers a spacious and adaptable industrial unit extending to approximately 2,850 sq. ft., ideal for businesses involved in manufacturing, storage, or distribution.
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, Unit 38 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
- CCTV
- 3 Phase Power
- Premier Industrial Location
- WC Facilities
- Car Parking

View Floor Plans

Occupational Costs

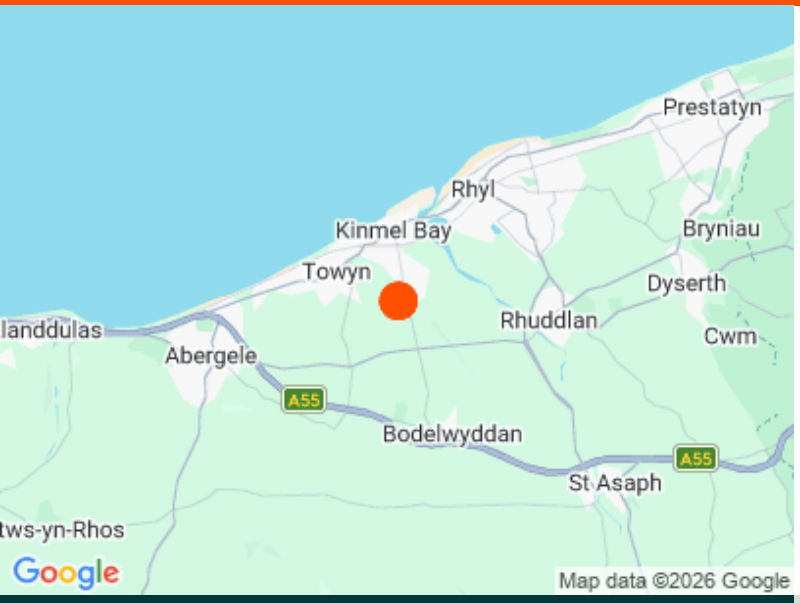
	Per Annum	Per Sq Ft
Rent	£25,100.00	£8.81
Rates	£7,776.00	£2.73
Maintenance Charge	£4,500.00	£1.58
Insurance	£570.00	£0.20
Total Cost	£37,946.00	£13.31

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
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	B (46)

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