/INDURENT



Industrial

UNIT 9 | TIR LLWYD INDUSTRIAL ESTATE

St. Asaph Avenue, Rhyl, LL18 5JH

UNIT 9 | 505 SQ FT

High quality industrial unit in an established location

Unit 9 at Tir Llwyd Industrial Estate offers high-quality industrial space with LED lighting, WC facilities, dedicated car parking, and 24-hour access. The unit benefits from front-loading shutter doors and ample parking provisions, making it suitable for a range of industrial, storage, and distribution uses.
Located in an established industrial area, Tir Llwyd Industrial Estate provides excellent road and rail transport links, ensuring seamless connectivity for businesses requiring efficient access to key routes.

Lease Type	New



Unit Summary

- Car Parking
- 24 Hour Access
- Starter Unit
- Storage Unit
- Well Maintained Estate
- Flexible Space

	Per Annum	Per Sq Ft
Rent	£6,500.00	£12.87
Rates	£1,771.20	£3.51
Maintenance Charge	£1,000.00	£1.98
Insurance	£101.00	£0.20
Total Cost	£9,372.20	£18.56

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/UIP0101603

+44(0) 808 169 7554

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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 (50)

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

www.indurent.com

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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"

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