/INDURENT

Industrial

UNIT 39-42 | TIR LLWYD INDUSTRIAL ESTATE

St. Asaph Avenue, Rhyl, LL18 5JH



UNIT 39-42 | 16,678 SQ FT

Industrial unit with office accomodation

Units 39-42 comprise a modern industrial/warehouse opportunity within the well-established Tir Llwyd Industrial Estate, one of Rhyl's principal trade and industrial locations. The units benefit from steel portal frame construction, roller shutter loading access, dedicated personnel entrances, and excellent connectivity to the A55 North Wales Expressway, providing convenient access across North Wales, Chester and the wider North West.
The accommodation offers flexible open plan warehouse space suitable for a variety of uses including storage, distribution, light industrial, and trade counter occupations. The estate has a strong occupational track record and is home to a diverse mix of established local and regional businesses.
Key features include:
– Located on a popular multi-let industrial estate
– Flexible industrial/warehouse accommodation
– Roller shutter loading door access
– Established commercial location with good transport links
– Suitable for warehouse, manufacturing, trade counter and storage uses
– Immediate access to the A55, providing links to Chester, Liverpool and Manchester
Tir Llwyd Industrial Estate continues to benefit from strong occupational demand, making Units 39-42 an excellent opportunity for businesses seeking quality industrial accommodation within an established and accessible North Wales location.



Lease Type	New

Unit Summary

- Car Parking
- WC Facilities
- Premier Industrial Location
- 24 Hour Access
- Flexible Space
- Circulation Space

	Per Annum	Per Sq Ft
Rent	£101,000.00	£6.06
Rates	£32,400.00	£1.94
Maintenance Charge	£25,900.00	£1.55
Insurance	£3,335.60	£0.20
Total Cost	£162,635.60	£9.75

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/UIP0101606

+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	C (57)

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Key Contact



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