

TO LET



Various Units - Ty'n-Y-Llidiart Industrial Estate, Corwen, Denbighshire, LL21 9RR

Various Units Available
500 - 742 Sq Ft
(46.5 - 69 Sq M)

- Located on an Established Industrial Estate
- 24 Hour Access
- Open Plan Industrial Space
- Roller Shutter & Pedestrian Access



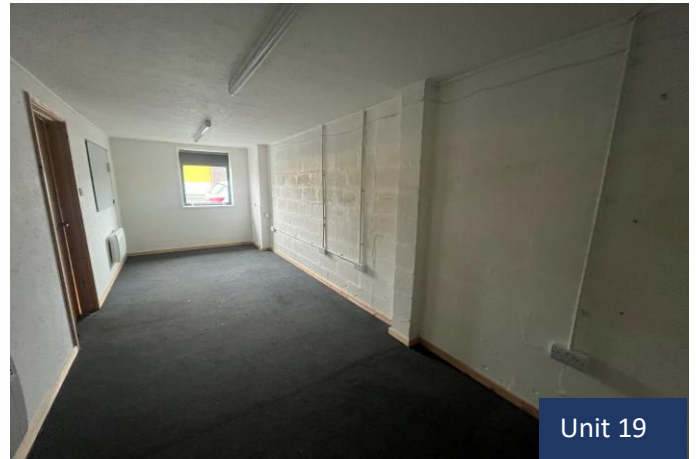
Unit 17



Unit 15



Unit 19



Unit 19

Location

The industrial estate is positioned within an established commercial area, just north of Corwen Town Centre. Corwen is a market town located close to the junction of the A5 and the A495 which links Clwyd and Gwynedd to the M54 motorway at Shrewsbury and Holyhead in the North. Wrexham is approximately 18 miles to the North East.

Description

We currently have a selection of well-maintained industrial units available. These open-plan units are ideal for a range of commercial or light industrial uses and have practical layouts designed to support efficient business operations. Each unit includes an open-plan workshop, kitchenette, WC facilities, loading bay roller shutter and personnel door.

Accommodation

Unit	Size	Availability
Unit 14	500 sqft	Available Now
Unit 15	500 sqft	Available Now
Unit 16	500 sqft	Available Now
Unit 19	742 sqft	Available Now
Unit 18	1,550 sqft	Available 20/04/2026
Unit 20	753 sqft	Available 01/08/2026

Business Rates

We advise all interested parties to make their own enquiries with the Valuation Office Agency.

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable on this property.

Legal Costs

Each party is responsible for their own legal costs.

Rent

The units are available by way of a new effective Full Repairing and Insuring Lease for a term of years to be agreed at an annual rental as follows:

Unit 14	£5,750 per annum plus VAT
Unit 15	£5,750 per annum plus VAT
Unit 16	£5,750 per annum plus VAT
Unit 19	£8,533 per annum plus VAT
Unit 18	£15,500 per annum plus VAT
Unit 20	£8,659 per annum plus VAT

Service Charge

Each tenant is liable to pay an apportionment of the Service Charge. This is reviewed on an annual basis and current apportionments until 30/06/2026:

Unit 14	£256 per annum plus VAT
Unit 15	£256 per annum plus VAT
Unit 16	£256 per annum plus VAT
Unit 18	£794 per annum plus VAT
Unit 19	£379 per annum plus VAT
Unit 20	£386 per annum plus VAT

Property Insurance

Each tenant is liable to pay an apportionment of the Property Insurance. This is reviewed on an annual basis and current apportionments until 31/10/26 are:

Unit 14	£129.62 per annum plus VAT
Unit 15	£129.62 per annum plus VAT
Unit 16	£129.62 per annum plus VAT
Unit 18	£401.83 per annum plus VAT
Unit 19	£192.26 per annum plus VAT
Unit 20	£195.21 per annum plus VAT

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

Harry Mason

E: harrymason@roger-hannah.co.uk

M: 07738 125 825

Date of Preparation

23 March 2026



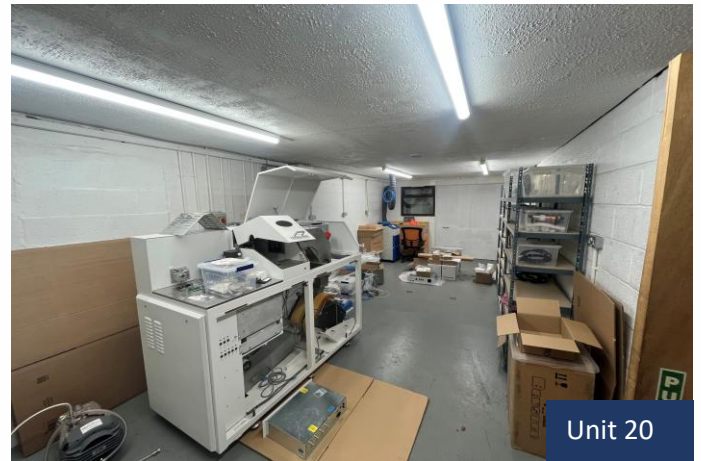
Unit 14, 15 & 16



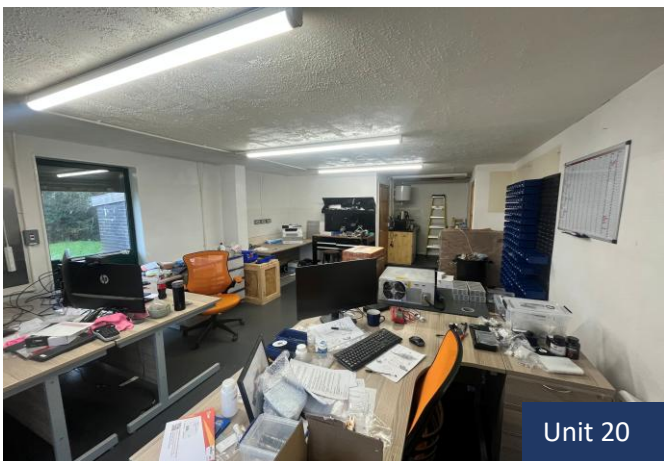
Unit 16



Unit 14



Unit 20



Unit 20



Unit 19 & 20