

Industrial

UNIT 7 | TIR LLWYD INDUSTRIAL ESTATE

St. Asaph Avenue, Rhyl, LL18 5JH

UNIT 7 | 3,032 SQ FT

High quality industrial unit in an established location

Tir Llwyd Industrial Estate offers versatile industrial accommodation. The units are arranged over several terraces and the larger units incorporate office accommodation at either ground or ground and first floor levels. All units benefit from loading shutter doors to the front elevations as well as parking provisions. The units are available immediately and are suitable for a range of uses.

Lease Type

New



✓ Unit Summary

- Flexible Space
- Available Immediately
- 24 Hour Access
- Car Parking
- Circulation Space
- 3 Phase Power

£ Occupational Costs

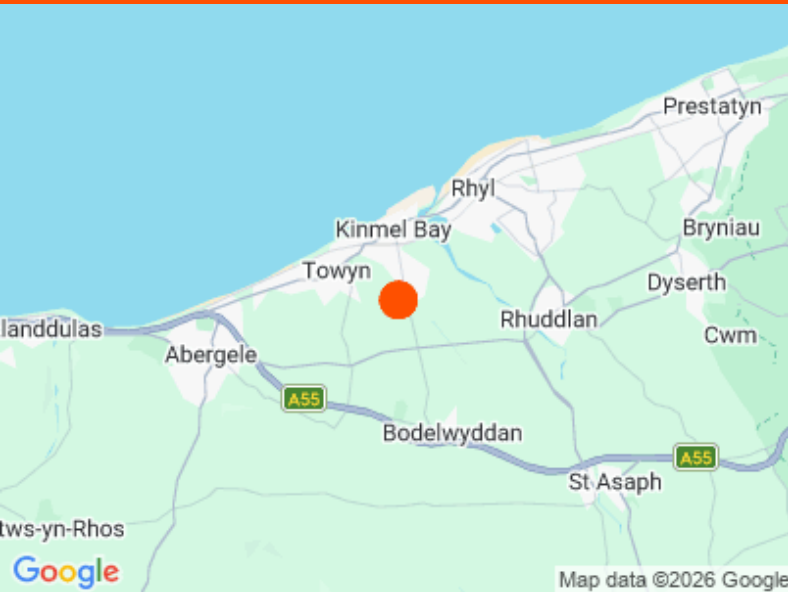
	Per Annum	Per Sq Ft
Rent	£24,300.00	£8.01
Rates	£8,532.00	£2.81
Maintenance Charge	£4,700.00	£1.55
Insurance	£606.40	£0.20
Total Cost	£38,138.40	£12.58

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	C (75)

Key Contact



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Customer Engagement Manager

"Gabriel is a Customer Engagement Manager based in the North."



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