

Industrial

Unit 9 | Tir Llwyd Industrial Estate

📍 St Asaph Avenue, Rhyl, Wales, LL18 5JH

Unit 9 | 505 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

- Car Parking
- 24 Hour Access
- Starter Unit
- Storage Unit
- Well Maintained Estate
- Ideal Trade Counter Unit

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£4,545.00	£9.00
Rates	£1,486.80	£2.94
Maintenance Charge	£411.00	£0.81
Insurance	£33.62	£0.07
Total Cost	£6,476.42	£12.82

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

Tir Llwyd Industrial Estate lies approximately 2.5 miles to the North of Junction 25 of the A55 (North Wales Expressway), which provides a dual carriageway route across north Wales.



Airport

Liverpool 27.5m



Rail

Rhyl 1.9m, Abergele & Pensarn 2.8m, Prestatyn 5.3m

Additional Information

Planning Class	B2
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	All viewing requests can be made directly with Industrials by calling 0800 1 22 3330
Legal Costs	Each party is responsible for their own legal costs. Our Smart Lease typically offers cost savings compared to Traditional Leases
EPC	available on request

Key Contacts



Industrials Asset Manager

Elizabeth Harman



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