

**INDUSTRIAL COMPLEX
COLOMENDY INDUSTRIAL ESTATE
DENBIGH, LL16 5TA**



TO LET/MAY SELL

**Industrial complex including Manufacturing areas,
Warehousing and Headquarter offices**

3,396 sq m (36,551 sq ft)

Prime industrial location – A55 Junction 27 – 5 miles

Available individually or as a single lot

LOCATION

Colomendy Industrial Estate is the Vale of Clwyd's principle industrial/distribution location and contains a large number of national and regional industrial, distribution, trade counter and service industry occupiers enjoying this strategically accessible edge-of-town location.

The estate is positioned directly off the A525 Rhyl to Ruthin/Llangollen/Wrexham route which connects at with Junction 27 of the A55 at St Asaph some five miles to the North of the site and, to the South, connects also with the A5. The Estate also directly connects with the A541 Denbigh to Wrexham route via Mold.

Please refer to location plan.

DESCRIPTION

The property comprises a modern industrial/warehouse complex of steel portal frame buildings, with facing brick elevations, and elsewhere double skin insulated profile external steel cladding panels, beneath a series of pitched roofing, incorporating translucent roof lights.

The overall facility extends to 3,396 sq m (36,551 sq ft) on a site of approximately 3.03 acres (1.226 hectares) and comprises three principal buildings, together with a temporary storage facility.

Factory 1

A detached purpose built industrial/manufacturing facility constructed to a high specification with a portal frame, clad with part facing brick and insulated plastic coated cladding panels above, beneath a pitched roof, including translucent light panels.

The building has pedestrian access within the front elevation, leading to a series of ground floor offices, and compartmented workshop areas, with first floor offices, canteen and

locker room facilities, including male and female lavatory accommodation.

The industrial accommodation provides clear open space (other than supporting structures for the upper storey canteen and offices) and provides an excellent facility, with substantial air extraction system, gas fired radiant heaters, and two roller shutter doors located in the rear and side elevations.

To the side elevation is a large yard area, currently used for container storage, providing ample car parking, manoeuvring and general accommodation.

Factory 2

A detached purpose built steel portal framed building, with brick elevations with plastic coated insulated panels above, beneath a pitched roof of similar materials, including translucent lighting.

The property is accessed via a steel roller shutter door within the front elevation.

Factory 3

A detached industrial/distribution unit of steel portal frame construction with facing brickwork to the front elevation and elsewhere double skinned insulated profiled steel external cladding and pitched roofing, incorporating translucent lighting.

Ancillary internal accommodation includes an office and staff toilet facilities.

Finished to a high specification including three phase electricity, Powrmatic space heater and overhead lighting.

Factory 4 – Storage Unit

This is a Hocker LT modern temporary unit, fully insulated with three phase power, and providing good quality space.

Offices

Modern detached office building, providing excellent accommodation at ground and first floor level, with a dedicated car parking facility.

The main principal entrance is within the front elevation leading to a large spacious hallway, with conference facility immediately adjacent, and open plan offices, with ancillary accommodation to the rear.

At first floor is a combination of private and open plan offices, fitted to a very good standard of accommodation, and ideal for a variety of office users.

Outside

The overall site extends to 3.03 acres (1.226 hectares) providing ample manoeuvring, car parking and outside storage opportunity.

ACCOMMODATION/AREAS

The areas have been measured in accordance with the RICS Code of Measuring Practice.

	SQ M	SQ FT
Factory 1	1,581	17,020
Factory 2	327	3,529
Factory 3	677	7,295
Factory 4	456	4,912
Offices	352	3,795

TERMS

The whole or individual elements are available For Sale or To Let – terms upon application.

BUSINESS RATES

The Business Rates will need reassessing depending upon the elements taken as a whole or individually.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

An Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

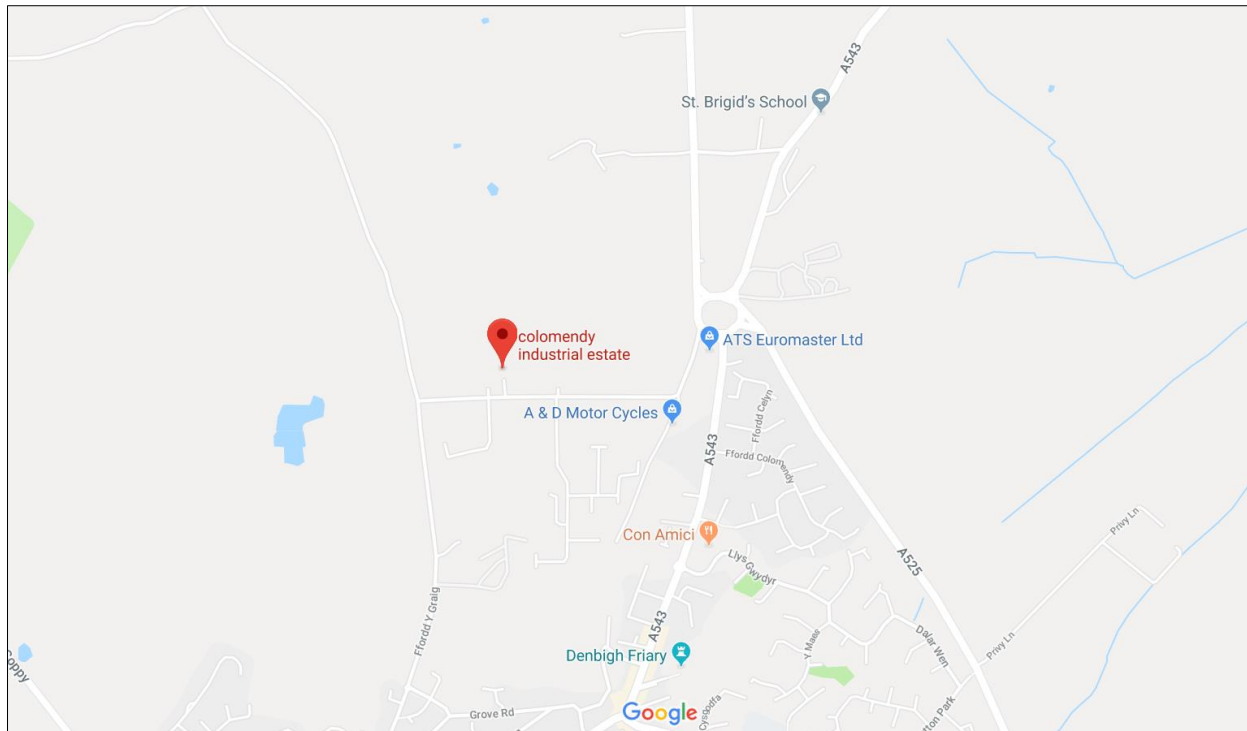
Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: JUNE18

fraser.crewe@bacommercial.com

gareth.williams@bacommercial.com

howard.cole@bacommercial.com

SUBJECT TO CONTRACT



IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

Reproduced by the courtesy of the Controller of HMSO. Crown copyright reserved. Licence No. ES73291E