

PRELIMINARY ANNOUNCEMENT

# TO LET

**LegatOwen**  
CHARTERED SURVEYORS  
**01244 408200**  
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**Unit 1, Antelope Industrial Estate,  
Denbigh Road, Rhydymwyn, Mold, CH7 5JH**

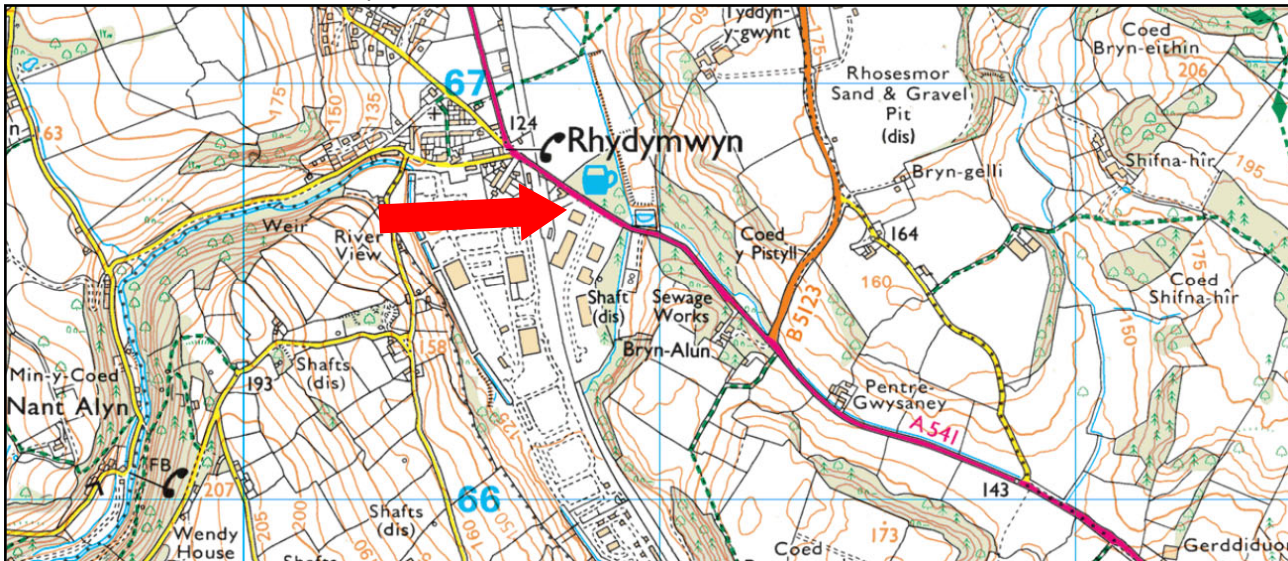
A MODERN, DETACHED  
FACTORY / WAREHOUSE UNIT

**9,262 SQ FT**  
**(860 SQ M)**

WITH FENCED SERVICE YARD

## LOCATION

The property is situated on the established Antelope Industrial Estate within a landscaped setting approximately 2.5 miles west of Mold town Centre. Rhydymwyn lies on the A541 trunk road to Denbigh. There are good communication links via the A55 expressway to the national motorway network and the major centers in North Wales, Chester, Wrexham and Merseyside.



## DESCRIPTION

The premises comprise a single storey steel portal frame building with the following features:-

- External elevations part brickwork with profile metal cladding above
- Pitched Insulated roof.
- Approximately 10% roof lights
- Eaves height 5.5 metres
- Office/amenity block to front
- Fenced service yard

## ACCOMMODATION

GIA—9,262 sq ft (860 sq m)

## SERVICES

Mains water, 3 phase electricity supply and drainage are available.

## RATEABLE VALUE

£29,250.

## TERMS

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed by negotiation.

## RENT

£35,000 per annum.

## CODE FOR LEASE BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

## SERVICE CHARGE

A service charge is applicable for the common parts of the estate.

## EPC

The property has a rating of D-86.

## VAT

All prices and rentals are exclusive of but may be liable to VAT.

## LEGAT COSTS

Each party will pay their own legal costs in the preparation of legal documentation.

## VIEWING

By prior appointment with the sole agents:  
Stephen Wade—stephenwade@legatowen.co.uk