

VALE PARK, COLOMENDY INDUSTRIAL ESTATE, RHYL RD, DENBIGH, LL16 5TA



TO LET

- New industrial/warehouse
- Excellent/established industrial location
- 444.24 sq m (4,782 sq ft) – may sub divide
- Available early 2020

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

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LOCATION

Colomendy Industrial Estate is the Vale of Clwyd's principal 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 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 is a detached purpose built industrial building, constructed of steel portal frame, clad with plastic coated steel insulated panels, beneath a pitched roof of similar material, which includes approximately 15% natural light panels.

The property is accessed by three electrically operated roller shutter doors – 4.8 m x 3.58 m.

There is also pedestrian door access and offices can be provided if required – subject to negotiation.

ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal basis:

SQ M	SQ FT
444.24	4,782

RENTAL

£22,000 pax

LEASE

The property is available by way of a new Full Repairing and Insuring lease, for a term to be agreed.

SERVICE CHARGE

A guide can be provided by the Agents.

SERVICES

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

RATES

As the property is new build, it will need to be re-assessed for rating purposes, however the Agents can provide a guide.

EPC

An Energy Performance Certificate will be provided upon completion of the building works.

VAT

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

LEGAL COSTS

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

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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: **DEC19**

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SUBJECT TO CONTRACT

Chester

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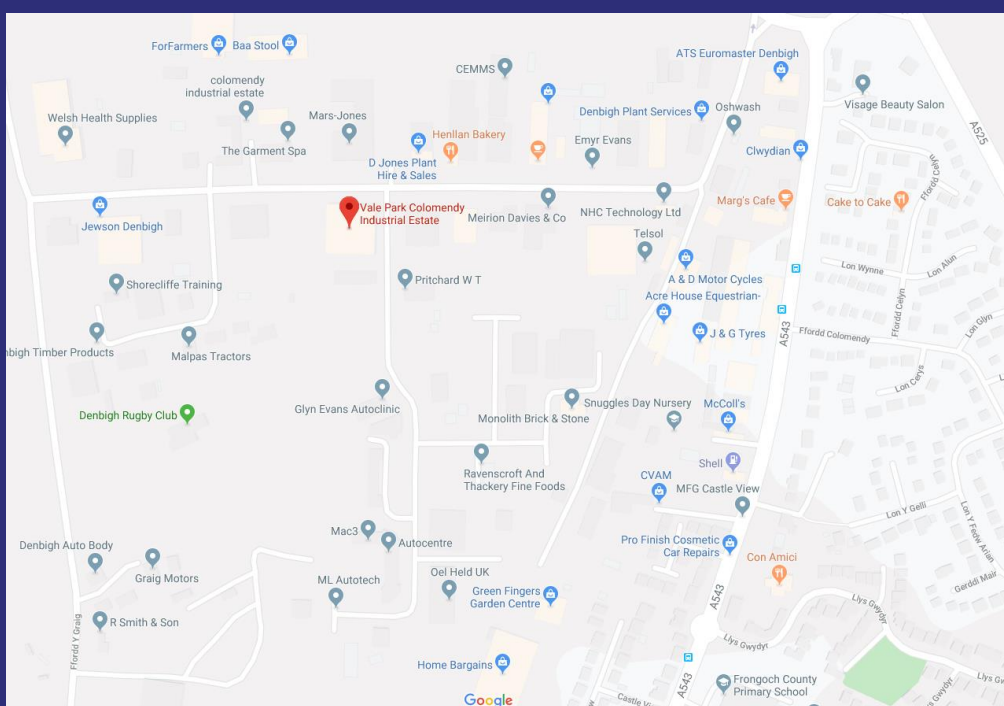
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