

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



TO LET

- 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

Chester

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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 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.

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.

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.

TERMS

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

RATES

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

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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.

ACCOMMODATION/AREAS

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

	SQ M	SQ FT	TERMS PER ANNUM	AVAILABILITY
Factory 1	1,581	17,020	£52,000	Available
Factory 2	327	3,529	£12,000	Available
Offices	352	3,795	Upon application	Available

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.

VIEWING

Strictly by appointment through the sole agents
BA Commercial, Chester 01244 351212
Ref: MAY19
fraser.crewe@bacommercial.com
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SUBJECT TO CONTRACT

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