

Industrial

# Unit 11&12 | Tir Llwyd Industrial Estate

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

## Unit 11&12 | 1,016 sq ft

High quality industrial units in an established location - Units 11 & 12

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

- Flexible lease terms
- Available immediately
- 24 hour access
- Ample parking provisions
- Circulation space
- 3 phase electricity

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£8,128.00	£8.00
Rates	£2,564.00	£2.52
Maintenance Charge	£508.00	£0.50
Insurance	£73.32	£0.07
<b>Total Cost</b>	<b>£11,200.00</b>	<b>£11.02</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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>.

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## Location

Excellent location - near to motorways and rail stations.



### 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 a Internal Repairing and Insuring new lease for a period to be agreed.
Viewings	Strictly by prior appointment with the agents.
Legal Costs	Each party is responsible for their own legal costs.
EPC	available on request

## Key Contacts

### Asset Manager



Asset Manager  
**Louise Kandel**  
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